Harrogate District LOCAL PLAN

Built and Natural Environment Site Assessments Volume 3: Ripon

October 2016

Harrogate BOROUGH COUNCIL

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1 Introduction

1.1 The Harrogate District Local Plan will make allocations of land for housing, employment uses and a range of other uses where appropriate. The Built and Natural Environment Site Assessments document(s) has been prepared as part of the evidence base to support the Draft Local Plan and has been used to help inform the the choice of draft allocations for housing, employment and mixed use development.[1] This report looks at site options in Ripon. Full detail of how sites have been selected can be found in Appendices 7 and 8 of the Harrogate District Draft Sustainability Appraisal (October 2016).[2]

1.2 The council's consultancy team have undertaken studies of potential impacts of development on the following:

- Landscape;
- Conservation and design;
- Ecology; and
- Land Drainage

1 There are number of volumes of The Built and Natural Environment Site Assessment documents, each dealing with different settlements across the district.

2 For further details please visit www.harrogate.gov.uk/sa

2 Policy Context

National Policy Context

Introduction

2.1 The government is committed to protecting and enhancing the quality of the environment. This is expressed in the National Planning Policy Framework (NPPF), which clarifies that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment. Paragraph 17 of the NPPF sets core planning principles, which include that planning should:

- Always seek to secure high quality design and a good standard of amenity for all future and existing and future occupants of land and buildings;
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting Green Belts around them, recognising the intrinsic character and beauty of the countryside and support thriving communities within it;
- Contribute to conserving and enhancing the natural environment and reducing pollution;
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Landscape

2.2 Paragraph 109 of the National Planning Policy Framework (NPPF) is clear that the planning system should contribute to, and enhance, the natural and local environment by protecting and enhancing valued landscapes. To help achieve this aim, paragraph156 requires local plans to include strategic policies to deliver conservation and enhancement of the natural and historic environment, including landscape.

2.3 Through paragraph 113 the NPPF supports the use of local landscape designations but highlights that distinctions should be made between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution they make to the wider ecological network. Where landscape designations are being used, paragraph 113 goes on to require local planning authorities to set criteria based policies against which proposals for any development on or affecting protected landscape areas will be judged.

Conservation and Design

2.4 Design issues are material considerations in the determination of planning applications. Paragraph 58 of the National Planning Policy Framework (NPPF) clarifies that planning policies and decisions should aim to ensure that developments will function well and add to the overall quality of the area; establish a strong sense of place; respond to local character and history, and reflect local identity; create safe and accessible environments, and; are visually attractive as a result of good architecture and landscape design. Paragraph 60 of the NPPF adds that while policies should not stifle innovation, it is however proper to promote or reinforce local distinctiveness. Paragraph 64 states that permission should be refused for development of poor design that fails to take account the opportunities available for improving the character and quality of an area and the way it functions.

2.5 Section 12 of the NPPF reinforces the government's overarching aim that the historic environment and heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. The NPPF defines a heritage asset as a building, monument, site, place, area or landscape positively identified as having a degree of

significance meriting consideration in planning decisions because of its heritage interest. For the purpose of heritage policy, it defines significance as the value of a heritage asset to this and future generations because of its heritage interest and goes on to identify that the interest may be archaeological, architectural, artistic or historic.

2.6 NPPF explains the importance of recognising and valuing the positive contribution of heritage assets to local character and sense of place; and to conserve those heritage assets in a manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance. In accordance with NPPF, in considering the impact of a proposal on any heritage asset, the council will take into account the particular nature of the significance of the heritage asset.

Ecology

2.7 Section 40 of the Natural Environment and Rural Communities Act 2006 sets out a statutory obligation that, 'Every public body must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.'

2.8 Section 11 of the National Planning Policy Framework (NPPF) sets out national planning policies for conserving and enhancing the natural environment. Paragraph 109 of the NPPF identifies that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 110 states that Local Plans should allocate land with the least environmental or amenity value, where consistent with other policies in the Framework.

2.9 Paragraph 118 of the NPPF sets out the principles by which local planning authorities should aim to conserve and enhance biodiversity when determining planning applications, including:

- if significant harm resulting from a development cannot be avoided adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- proposed development on land within or outside a Site of Special Scientific Interest (SSSI) likely to have an adverse effect on an SSSI should not normally be permitted.
- development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;
- opportunities to incorporate biodiversity in and around developments should be encouraged;
- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

2.10 In addition, paragraph 115 of the NPPF notes that the conservation of wildlife is an important consideration in Areas of Outstanding Natural Beauty, such as the Nidderdale AONB.

Land Drainage

2.11 There is an increasing body of scientific evidence suggesting that the global climate is changing as a result of human activity. Across the globe the changing climate is likely to give rise to a variety of different impacts. For the UK the projections of future climate change suggest that more frequent, high intensity rainfall events and periods of long-duration rainfall, of the type responsible for the 2007 floods, could be expected.

2.12 In response to meeting the challenge of climate change and flooding, paragraph 100 of the National Planning Policy Framework (NPPF) identifies that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

2.13 In terms of planning for future development needs, paragraph 100 identifies that Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. It goes on to state that Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:

- Applying the Sequential Test;
- If necessary, applying the Exception Test;
- Safeguarding land from development that is required for current and future flood management;
- Using opportunities offered by new development to reduce the causes and impacts of flooding; and
- Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation od development, including housing, to more sustainable locations

Emerging Local Policy Context

Introduction

2.14 The development plan for Harrogate district comprises the saved policies of the Harrogate District Local Plan (2001; selective alteration 2004) and the Harrogate District Core Strategy Development Plan Document (DPD)(2009). The council is currently preparing a new Local Plan that will guide sustainable development across the district in the period up to 2035. The council's Local Development Scheme First Review (2016) identifies that the new Local Plan is time tabled for adoption in autumn 2018. Upon adoption this document will replace the saved policies of the Harrogate District Local Plan as well as the Harrogate District Core Strategy.

2.15 In summer 2015 the council consulted on Local Plan Issues and Options. The consultation sought views on what the plan should should seek to achieve over the next 20 or so years, how new homes and jobs should be distributed across the district, what policies should be included in order to ensure that new development is sustainable and the scope of detailed development management policies.

2 Policy Context

2.16 Following further work the council consulted on the initial draft wording of detailed development management policies in November and December 2015. The key issues arising from these consultations can be found in the Harrogate District Local Plan: Issues and Options Consultation Statement (October, 2016).

2.17 In October 2016 the council published the Draft Local Plan for consultation. The draft plan sets out the emerging strategic policies alongside detailed draft development management policies as well as identifying draft allocations of land for future development.

Landscape

2.18 Draft policy NE4: Landscape Character sets out the council's emerging approach to the protection and enhancement of landscape character across the district. The policy requires development proposals to protect, enhance or restore landscape character. It also sets out additional requirements that will apply to proposals affecting the nationally designated Nidderdale Area of Outstanding Natural Beauty (AONB), as well as additional requirements affecting locally designated Special Landscape Areas. In addition draft policies HP3: Local Distinctiveness and NE7: Trees and Woodland also have relevance to landscape.

Conservation and Design

2.19 The emerging policies most relevant to conservation and design are draft policies HP2: Heritage Assets and HP3: Local Distinctiveness. HP2 sets out the council's emerging approach to the protection and enhancement of the historic environment. It outlines support for proposals that will help to ensure a sustainable future for the district's heritage assets and makes clear that development should protect and, where appropriate, enhance those elements that contribute to an asset's significance. HP3 sets out the emerging approach to securing high quality building, urban and landscape design. It requires development proposals to protect, enhance or reinforce those characteristics, qualities and features that contribute to the local distinctiveness of the district's urban and rural environments. In addition several other emerging policies also have some relevance to conservation and design issues, including: EC3: Employment Development in the Countryside; HS1: Housing Mix and Density; HS5: Space Standards; HS7: Replacement Dwellings in the Countryside; HS8: Extensions to Dwellings; CC4: Sustainable Design.

Ecology

2.20 The emerging policies most relevant to ecological considerations are draft policies NE3:Protecting the Natural Environment, NE5: Green Infrastructure and NE7: Trees and Woodland; and CC2: Rivers. NE3 aims to safeguard the district's biodiversity and geological heritage. It outlines protection for internationally, nationally and locally designated sites as well as seeking enhancements to biodiversity, priority habitats, protected species, priority species and ecological networks. It also seeks to prevent the loss of irreplaceable habitats. NE5 aims to to conserve and enhance the district's green infrastructure assets primarily in order to safeguard their ecosystems services but also to maximise the wider social, economic and environmental benefits that stem from high quality natural environments. NE7 aims to specifically protect and enhance the contribution that trees and woodland make to landscape character, local distinctiveness and biodiversity. CC2: Rivers aims to ensure that proposals contribute to improving the quality of water bodies and aquatic habitats, and creating terrestrial habitats that are better connected. In addition draft policy NE2: Water Quality also has some relevance to ecology.

Land Drainage

2.21 Draft policy CC1: Flood Risk and Sustainable Drainage sets out the council's emerging approach to land drainage. The policy requires development proposals to ensure that there is no increase in the flow rate of surface water run off, and to achieve this, prioritises the use of Sustainable Drainage Systems (SuDS) to manage surface water discharge. SuDS that involve the use of soakaways should always be the first consideration, however, if ground conditions are not suitable for infiltration drainage techniques, the following order of preference should be used to develop an alternative method of surface water disposal:

- Watercourse
- Surface water sewer
- Combined water sewer

2.22 Soakaway drainage should not be used in the central area of Ripon where it has been identified as being at risk from gypsum dissolution. In addition, the policy seeks to resist the building over of culverts and the culverting or canalisation of water course, whilst encouraging the reopening of culverts and the modification of canalised water courses to achieve a more natural state. The policy also outlines support for safeguarding the use of land needed for flood risk management purposes. Draft policies CC2: Rivers; CC4: Sustainable Design and NE2: Water Quality also have some relevance to land drainage.

3 Methodology

3.1 This section sets out how the various assessments have been undertaken.

Landscape

3.2 A Landscape Capacity Assessment has been carried out for the sites put forward for development. A systematic approach has been followed so that the procedure is replicable and is as objective and impartial as possible. The approach is based on specific techniques and good practice guidance on landscape and visual appraisal, and the latest guidance on landscape character assessments contained in:

- Guidelines for Landscape and Visual Impact Assessment: Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013).
- An Approach to Landscape Character Assessment (Christine Tudor, Natural England, 2014).
- Landscape Character Assessment Guidance for England and Scotland: Topic Paper Number 6: Techniques and Criteria for Judging Capacity and Sensitivity (Scottish Natural Heritage and The Countryside Agency).
- A Guide to Commissioning a Landscape Capacity Study (Scottish Natural Heritage).

3.3 The assessment provides an 'in-principle' assessment of the appropriateness of a site to assist in guiding development to areas where the harm would be at a relatively low level and where it can be mitigated most effectively. The assessment is therefore primarily a comparative exercise in ranking sites according to the capacity of the landscape to accept change without causing harm to the landscape resource taking into consideration the potential for landscape mitigation where appropriate.

3.4 An initial screening exercise was carried out to establish sites located entirely within urban areas. Where it was considered that there were no obvious landscape constraints attached to a site it was screened out from further assessment. The screened out sites are listed below:

Landscape: screened out sites		
Site Code	**Site Name**	**Settlement**
H4	Grove Park Centre	Harrogate
H18	Greenfield Court, 42 Wetherby Road	Harrogate
H20	Land to the rear of the Old Swan	Harrogate
H29	Land at Masham Road	Harrogate
H30	Land adjacent to Prince of Wales Mansions	Harrogate
H37	Land at Station Parade	Harrogate
H60	Claro Road depot	Harrogate
K30	York Place car park	Knaresborough
R1	Land adjacent to 63 Bondgate	Ripon

Landscape: screened out sites		
Site Code	**Site Name**	**Settlement**
R29	Ash Grove Industrial Estate	Ripon

Table 3.1 Landscape: Screened Out Sites

3.5 For sites that were not screened out, the assessment of landscape sensitivity and capacity follows the approach outlined below. Information about the landscape baseline has been gathered using a combination of desk based study and field survey work.

3.6 **Landscape character, area and site description:** A key document is the Harrogate District Landscape Character Assessment (2004), which divides the district into a series of 106 broadly homogeneous landscape character areas. This is a comprehensive document, set within the context of the national assessment of landscape character by the (then) Countryside Commission and English Nature. The assessment is referred to where appropriate in the consideration of the likely harm ensuing from the development and where mitigation measures might be appropriate, or not. Site survey work has been carried out to verify the key characteristics of the area potentially affected and the contribution each site makes to landscape character. In addition the desk study identified the relevant landscape designations for each site. The base line information is recorded in the landscape sensitivity and capacity table and includes a description of the urban edge.

3.7 **Existing urban edge:** The determination of the nature of the urban edge. This is particularly the relationship between the urban edge and the surrounding countryside, whether it is unscreened or whether it is well integrated by tree and woodland cover for example. The assessment considers whether the new development could help restore or reconstruct the urban edge to enhance landscape character and local distinctiveness, or in some circumstances whether the new development would appear intrusive and encroach into open countryside.

3.8 **Trees and hedges:** Describes principal elements of site vegetation that may have a bearing on the physical capacity of the site to accommodate development.

3.9 **Landscape and Green Belt designations:** In this part of the assessment landscape related designations such as the Special Landscape Areas, Conservation Areas, Historic Parks and Gardens and AONB are noted for each site where they apply. The assessment takes into account where these designations may be compromised or affected, and this would count against development. In the case where the designation is likely to be compromised then landscape mitigation measures are identified, including 'off-site' measures such as planting or landscape restoration proposed on land outside the developer's control.

3.10 **Descriptions of proposals for the site:** At this stage, identification of whether the site is being considered for residential development, employment development or mixed (residential and employment) use.

3.11 **Physical sensitivity:** This identifies the landscape's susceptibility to change as a result of the proposed development, and the value placed on the landscape. Landscape sensitivity is a combination of both susceptibility and value, for example, higher value landscapes with high susceptibility to change as a result of the loss of key characteristics or the introduction of uncharacteristic features are assessed to have a higher sensitivity to change.

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Criteria for landscape susceptibility	
Susceptibility	
High	Landscapes where the loss of key characteristics would change. Scale of Enclosure-landscapes with a low capacity to accommodate the type of development proposed owing to the interactions of topography, vegetation cover, built form etc. Nature of land use- landscapes with no or little existing reference or context to the type of development being proposed. Nature of existing elements-landscapes with components that are not easily replaced or substituted (eg. ancient woodland , mature trees, historic parkland etc.) Nature of existing features- landscapes where detracting features or major infrastructure is not present or where present has limited influence on the landscape.
Medium	Scale of enclosure-landscapes with a medium capacity to accommodate the type of development proposed owing to the interactions of topography, vegetation cover, built form etc. Nature of land use-landscapes with some existing reference or context to the type of development being proposed. Nature of existing elements-landscapes with components that are easily replaced or substituted. Nature of existing features-landscapes where detracting features or major infrastructure is present and has a noticeable influence on the landscape.
Low	Scale of enclosure-Landscapes with a high capacity to accommodate the type of development proposed owing to the interactions of topography, vegetation cover, built form etc. Nature of land use- landscapes with extensive existing reference or context to the type of development being proposed. Nature of existing features- landscapes where detracting features or major infrastructure is present and has a dominating influence on the landscape.

Table 3.2 Criteria for Landscape Susceptibility

Criteria for landscape value	
Value	
High	International, National and local designated landscapes. Non-designated landscapes that clearly are valued locally for their distinctive landscape character. Designated areas at an International, Regional, National or Local level (including but not limited to World Heritage Sites, National Parks, AONBs, SLAs etc.) and also considered and important component of the country's character, experienced by a high number of people. Landscape condition is good and components are generally maintained to a high standard. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence major infrastructure, the landscape has an elevated level of tranquillity. Rare or distinctive elements and features are key components that contribute to the character of the area.

Criteria for landscape value	
Value	
Medium	Landscapes that are attractive and in reasonable condition but relatively common place. The condition of the landscape tends to be average. i.e. key characteristics are largely intact with some fragmentation. No formal designations but (typically) rural landscapes, important to the setting of villages etc; and also considered a distinctive component of the regional/ county character experienced by a large proportion of its population. Landscape condition is fair and components are generally well maintained. In terms of seclusion, enclosure by land use, traffic and movement, light pollution, presence/absence of major infrastructure, the landscape has a moderate level of tranquillity. Rare or distinctive features are notable components that contribute to the character of the area.
Low	Landscape that are not distinctive and that do not have recognised value to local communities of visitors. These landscapes tend to be extensive, often in poor condition and not rare. No formal designations. Landscape condition may be poor and components poorly maintained or damaged. In terms of seclusion, enclosure by land use, traffic and movement, light pollution, presence/absence of major infrastructure, the landscape has limited levels of tranquillity Rare or distinctive features are not notable components that contribute to the character of the area.

Table 3.3 Criteria for Landscape Value

3.12 **Visual sensitivity:** This relates to the susceptibility of visual receptors to change and the value attached to the views. The susceptibility of visual receptors is dependent upon what people are doing when they are viewing the landscape and the extent to which they are focused on the view. Therefore the more susceptible receptors tend to be residents at home, people engaged in outdoor recreation etc.

Criteria for visual sensitivity	
Visual Sensitivity	
High	Includes occupiers of residential properties and people engaged in recreational activities in the countryside such as using Public Rights of Way.
Medium	Includes people engaged in outdoor sporting activities and people travelling through the landscape on minor roads and trains.
Low	Includes people at place of work e.g. industrial and commercial premises and people travelling through the landscape on A roads and motorways.

Table 3.4 Criteria of Visual Sensitivity

3.13 **Mitigation:** The purpose of this part of the assessment is to establish the degree of harm in landscape terms and whether it can be reduced by mitigation. The degree of harm will vary from site to site and will be capable of mitigation where appropriate to avoid, reduce and where possible remedy any potential negative adverse effects on the environment arising

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from the proposed development. It has been assumed for the assessment that each site would be provided with a reasonable degree of landscape mitigation either in terms of primary measures that intrinsically comprise part of the development design through an iterative process, for example siting and location of new built form, or secondary measures designed to specifically address the remaining effects such as structure or screen planting, which are essentially 'add on' measures and the least effective.

3.14 **Likely level of landscape effects:** This is a summary of the impacts and ranges from large through medium to small scale adverse effects.

3.15 **Adjacent sites, cumulative impacts and benefits:** This part of the assessment identifies additional sites in close proximity that may be subject to inter-visibility with potential to impact on both cumulative landscape and visual effects.

3.16 **Overall landscape sensitivity:** Sensitivity is determined by a combination of the value that is attached to a landscape and the susceptibility of the landscape to changes that would arise as a result of the proposed development. Sensitivity ratings are assessed as low, medium/low, medium, high/medium, or high.

3.17 **Overall landscape capacity:** This relates to the degree to which a landscape can accept change without detriment to landscape character. The capacity of the landscape to accept change will depend upon the nature of the development and the opportunities available for mitigation. Those landscapes that have a higher capacity to accommodate new development of a certain type tend to be of lower sensitivity and have greater opportunities to mitigate any adverse effects. Capacity ratings are assessed as high, high/medium, medium, medium/low, or low.

3.18 **Impacts on woodland and trees and potential mitigation:** The final section of the landscape assessment form concerns the likely effect that development could have on woodland and trees both existing and proposed. Assessment scoring is colour coded from dark green- identifying potential for significant woodland creation on site, to red- where development is likely to result in the loss of ancient woodland, veteran and/or protected trees.

Results

3.19 This approach to the assessment has been delivered so that some distinction can be made between areas, which have similar levels of anticipated effects. It is acknowledged that all potential sites, involving (by definition) a significant extension of the built form into what is presently countryside of one form or another, will lead to some degree of harm in landscape terms. That degree of harm will vary from site to site and will be capable of mitigation to a greater or lesser degree according to the site concerned, the eventual development proposals and the appropriateness of the mitigation to landscape character.

3.20 The main purpose and aim of this Landscape Capacity Assessment is to assist in guiding development to areas where the harm is at a relatively low level and where it can be mitigated most effectively.

Conservation and Design

3.21 It is acknowledged that any housing development will impact on the existing built environment and its countryside setting to varying degrees. The assessments carried out by Conservation and Design Officers primarily sought to determine whether development would be harmful to any heritage asset or setting of that asset, or whether development could be designed to protect and potentially enhance the quality of the environment.

3.22 The assessment of the potential sites was carried out in three stages:

1. A desk based study was used to determine whether development of the site directly affected a known heritage asset, potential heritage asset or would affect the setting of one or more heritage assets. Sites where it was identified that development would not directly or indirectly affect heritage assets were then screened out;
2. For sites where development would directly or indirectly impact on heritage assets, a site visit was carried out to:

    a. Study the context of the site to firstly determine whether non-designated historic buildings, structures or places have sufficient significance to be considered non-designated heritage assets, and then secondly to determine whether development would have a harmful or neutral impact on the significance of any heritage asset;
    b. Assess any elements that contribute to local distinctiveness in order to determine if development could be designed in a manner to reinforce local distinctiveness;

3. Finally, there was consideration of how development could be designed to protect, and potentially enhance, the quality of the area and the significance of any heritage asset.

3.23 The first stage of the assessment, the desk-top study, was carried out for all sites. This included ascertaining:

- Whether the site is within, or near to, a Conservation Area; whether there is a Listed Building on or near to the site.
- Whether there are any Scheduled Ancient Monuments on, or near to, the site and whether the site is within the Nidderdale Area of Outstanding Natural Beauty (AONB).
- Whether development of the site would impact on a Scheduled Battlefield, Historic Park and Garden, or the World Heritage Site at Fountains Abbey and Studley Royal (although less likely).

3.24 If the site affected any of these heritage assets, further investigation was carried out to ascertain the nature of the asset from existing written, drawn or photographic evidence available to officers, for example the list or monument description, or the conservation area appraisal. The Heritage Environment Record (HER) is kept by North Yorkshire County Council, and the desk-top study carried out by Harrogate Conservation and Design Officers did not include interrogation of the HER, so non-designated archaeological assets, were not considered in the assessment. The desk-top study also included the study of historic maps to ascertain the era of development of buildings on or near the site.

3.25 Sites where development would not impact directly or indirectly on designated assets, or buildings that were constructed before 1910, were screened out. This date was chosen because, although some buildings erected after 1910 are of architectural and local historic interest, it is unlikely that they would have a high value of significance. In most instances,

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these sites were at the edge of settlements and any development would form part of a natural progression of the history of development from the older core outwards to contemporary housing at the outer edge. A list of screened out sites is set out below.

Conservation and Design: screened out sites		
Site Code	**Site Name**	**Settlement**
B4	Land north of Aldborough Gate	Boroughbridge
B6	Land at Back Lane	Boroughbridge
B10	Old Hall Caravan Park, Langthorpe	Boroughbridge
B11	Land at the Bungalow	Boroughbridge
B12	Land at Stumps Cross	Boroughbridge
B18	Old Poultry Farm	Boroughbridge
BL3	Land at Station Lane	Burton Leonard
BW2	Land adjacent to River Nidd	Birstwith
BW9	Land south of Clint Bank	Birstwith
DF4	Land north east of Thornfield Avenue	Dishforth
DF7	Land at Dishforth Airfield	Dishforth
DR7	Land adjoining Meadow Lane	Darley
FF6	Follifoot Ridge Business Park	Follifoot
GH9	Land west of B6265 and north of A59	Green Hammerton
H1	Land south of Penny Pot Lane	Harrogate
H3	Land at Kingsley Road	Harrogate
H6	BT Training Centre, St George's Drive	Harrogate
H7	Land to the east of Fairways Avenue, Starbeck	Harrogate
H24	Land at Woodfield Road	Harrogate
H27	Showground car park, Wetherby Road	Harrogate
H34	Land at Oakdale Farm	Harrogate
H46	Land at Otley Road	Harrogate
H53	Land at Leckhampton, Hill Top Lane	Harrogate
H59	Skipton Road Phase Three	Harrogate
HM4	Land south of Brookfield	Hampsthwaite
HM7	Land off Brookfield Garth	Hampsthwaite
K4	Land at Bridge Farm, Bar Lane	Knaresborough
K10	Field to the rear of Ashlea and Jade Rise, Thistle Hill	Knaresborough

Conservation and Design: screened out sites		
Site Code	**Site Name**	**Settlement**
K14	Trelleborg Factory, Halfpenny Lane	Knaresborough
K15	Land north of Hay a Park Lane	Knaresborough
K23	Land north of Bar Lane and east of Boroughbridge Road	Knaresborough
K24	Land at Halfpenny Lane and south of Water Lane	Knaresborough
K26	Land at OS Field 1748, Thistle Hill	Knaresborough
K29	Merryvale Stud, Cass Lane	Knaresborough
KD1	The Croft	Kirk Deighton
KD6	Land at Scrifitain Lane	Kirk Deighton
KH7	Land north of York Road and west of Pool Lane	Kirk Hammerton
KL1	Filed adjacent to Picking Croft Lane	Killinghall
KL2	Land adjoining Grainbeck Manor	Killinghall
KL5	Land at Grainbeck Lane	Killinghall
KL15	High Warren Farm	Killinghall
M10	Land at Foxholme Lane	Masham
M11	Land at Westholme Road	Masham
MS4	Land north of Aldborough Gate	Minskip
MS5	Land at junction of Aldborough Gate and Main Street	Minskip
OC6	Former Middleton Hospital	Open Countryside
OT1	Land north of Throstle Nest Close 1	Otley
OT2	Land north of Throstle Nest Close 2	Otley
PN3	Land south of Pannal, Phase 2	Pannal
PN4	Land south of Pannal, Phase 3	Pannal
PN5	Land south of Pannal, Phase 4	Pannal
R19	Land to the east of bypass	Ripon
R5	Land north of King's Mead	Ripon
R21	Land at Rotary Way	Ripon
R24	Deverell Barracks	Ripon
R25	Claro Barracks	Ripon
R28	Land at Little Studley Road	Ripon

Table 3.5 Conservation and Design: Screened Out Sites

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3.26 Conservation and Design Officers visited the sites that were not screened out. The site surveys were purely visual assessments. A consistent approach was taken for all sites and the following aspects of each site were noted:

- **Site features:** these include buildings, trees and other landscape features, boundaries, falls in ground levels, water courses or any other particular constraints such as outlook of neighbouring homes or nearby heritage assets.
- **Topography and views:** relation of the site to its topographical context for example; whether on a hill or in a valley, views in and out of the site.
- **Landscape context:** general landscape character and any particular locally distinct features.
- **Grain of surrounding development:** the proximity of buildings to the street, their massing and scale of space between them.
- **Local building design:** the basic form and scale, different materials and styles of buildings on and around the site.

Results

3.27 On consideration of these aspects, the officers determined whether development of the site would result in any detrimental impact on the historic environment or local character. For all the sites visited the following questions were addressed:

- Whether development would conserve those elements that contribute towards the significance of designated and/or non-designated heritage assets?
- Whether development would provide opportunity for high quality design which supports local distinctiveness?

3.28 For sites within Conservation Areas the following additional question was also addressed:

- Whether development would contribute to local distinctiveness and countryside character by improving a poor quality site?

3.29 The survey information will also be used to provide guidance on how future development could be shaped on those sites put forward for allocation in order to minimise any harm to the historic environment or local character whilst maximising any opportunities to enhance or better reveal heritage assets and contribute positively to local distinctiveness.

Ecology

3.30 An ecological assessment to identify the likely ecological impacts of development with particular regard to protected and priority species, sites and habitats was considered for each site. A small number of sites, which were considered to have negligible biodiversity interest, were screened out of the assessment. A list of screened out sites is provided below:

Ecology: screened out sites		
Site Code	**Site Name**	**Settlement**
H4	Grove Park Centre	Harrogate
H29	Land at Masham Road	Harrogate
R1	Land adjacent to 63 Bondgate	Ripon

Table 3.6 Ecology: Screened Out Sites

3.31 For sites not screened out, the assessment sought to identify potential impacts on particular ecological receptors, as set out below:

3.32 **International Sites:** Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) form part of the European Natura 2000 network of sites that are considered to have international importance under the EU Habitats Directive and the EU Birds Directive. These directives are transposed into UK law through the Conservation of Habitats and Species Regulations 2010. A Habitats Regulations Assessment may be required for any plan or project that may give rise to significant impacts on these sites.

3.33 **Sites of Special Scientific Interest (SSSIs):** These sites are designated by Natural England due to their national importance. Reference was also made to whether a site is identified as being within a SSSI risk zone. These are produced by Natural England to help understand whether a SSSI, SAC or SPA will be affected by proposals nearby.

3.34 **Sites of Importance for Nature Conservation (SINCs):** Reference has been made to the list of SINCs contained in Appendix 3 of the Harrogate District Local Plan (2001), as well as additional sites that have been surveyed and ratified by the North Yorkshire SINC Panel and are relevant to the areas being assessed.

3.35 **Biodiversity Action Plan (BAP) Priority Habitats:** Local BAP priority habitats are listed in the Harrogate District Biodiversity Action Plan (Harrogate Borough Council, 2012), and a list of UK priority habitats is available on the Department of the Environment, Food and Rural Affairs (DEFRA) website.

3.36 **Phase 1 Habitat Survey Target Note Features:** Target Notes (TNs) give brief description of ecologically notable features. Particular reference was had to the Harrogate District Phase 1 Habitat Survey (P1HS) (1992), although Target Notes from other more up to date Phase 1 Habitat Surveys are referred to where appropriate.

3.37 The assessment also identified the following sites features that may indicate the potential presence of ecological receptors:

3.38 **Sward:** This has been noted by reference to the Harrogate District Phase 1 Habitat Survey (1992), and updated, where appropriate, through a site visit.

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3.39 **Trees and Hedges:** The presence of trees and/or hedges was noted from site visits, aerial photographs or site photographs. Any trees that may merit additional protection through a Tree Protection Order (TPO) were also noted.

3.40 **Water and/or wetland:** This was noted from Ordnance Survey (OS) maps, historical maps, aerial photographs and, where necessary, site visits

3.41 **Buildings and structures:** This was noted from site visits, Ordnance Survey (OS) maps, historical maps, aerial photographs, site photographs and the assessments carried out by the council's Conservation and Design Officers.

3.42 As semi-natural habitats have become increasingly fragmented the importance of maintaining or restoring habitat connectivity is becoming better recognised. As a result, the context of the site in relation to habitat connectivity and/or corridors was also considered. This was primarily assessed from aerial photographs and Ordnance Survey (OS) maps with further data from site photographs and site visit. Maps and corridor descriptions from Natural England's work on regionally important Green Infrastructure (GI) corridors were also consulted.

3.43 Finally, the landscape character of the area that each site sits within, identified from the Harrogate District Landscape Character Assessment and Natural England's National Character Areas, was noted along with any relevant guidance relating to the particular character area, including extracts from the Environmental Opportunities section of the relevant National Character Area Profile.

3.44 In light of the information gathered for each site, opportunities for mitigation and for habitat creation through the development of Green Infrastructure (GI) and Sustainable Drainage Systems (SUDS) were considered. The known presence or likelihood of protected species, BAP priority species or invasive alien species was recorded- in addition to the assessment above, this was also informed by existing knowledge of the known presence of these species and checked against an alert layer provided by the North and East Yorkshire Ecological Data Centre .

Results

3.45 An overall conclusion for each site, pulls together the research results to identify the likely impact of development on the site, highlighting the ecological constraints as well as mitigation that may be required alongside any potential enhancement opportunities afforded. This has then been used to score each site. The potential scores range from dark green (no adverse impact, potential for enhancement and net gains to biodiversity) through yellow, then orange, to red (a significant adverse effect on designated sites, the wider ecological network and/or priority species).

3.46 Almost all sites will have some level of ecological interest but it is comparatively rare that ecological sensitivity is such as to preclude development entirely. Relatively few sites have therefore been graded as 'red'. More often, biodiversity can be integrated into sites as part of good design and often there will be opportunities for positive enhancement, either on, and/or where appropriate, off-site through 'biodiversity offsetting'. For sites where this is comparatively straight-forward e.g. maintenance of boundary features around the site, the site is likely to have been graded as 'green'. Where mitigation should be possible but which may, for example, reduce the overall housing density of the site through retention of important features such as trees or a buffer zone along a stream, then it will have been graded as 'yellow'. Sites which are scored orange may have more substantial biodiversity interest, but this could generally be mitigated for with good design and appropriate safeguarding of

features of interest. The colour score schema does therefore provide an indication of ecological acceptability but it needs to be carefully interpreted in the light of the fuller assessment. The summary conclusion adds a little detail to the colour score.

3.47 In most cases, further ecological survey work will be required in the production of development briefs and a full ecological survey and assessment is likely to be required for any site, if and when it is brought forward for development as part of any planning application, in accordance with guidance from the Chartered Institute for Environmental and Ecological Management.[3]

3 For information please visit www.cieem.net

3 Methodology

Land Drainage

3.48 The council's land drainage engineer has reviewed the potential impact of development in terms of flood risk and whether development will increase flood risk elsewhere. The assessment provides an 'in-principle' assessment of the appropriateness of a site to assist in directing development away from areas at highest risk.

3.49 A land drainage assessment was undertaken for each site. All assessments were undertaken in a consistent manner, taking account of the following documents and procedures:

- National Planning Policy Framework
- Flood Risk Regulations 2009
- Flood and Water Management Act 2010
- Land Drainage Act 1991

3.50 Additionally, more site specific information was obtained from:

- Environment Agency Flood Zone Maps;
- Harrogate Borough Council Strategic Flood Risk Assessment (Level 1);
- Historic flooding records;
- Yorkshire Water and sewer records; and
- Local knowledge of the area.

Results

3.51 On consideration of these aspects, the land drainage engineer determined whether development of the site would maintain and where possible improve surface water and groundwater quality. The potential scores range from dark green (no adverse impact) through yellow, then orange, to red (very adverse effects of additional surface water discharge on nearby watercourses where mitigation would be unlikely).

4 Site Assessments

Ripon

Site Ref	Site Name	Site Area	SHELAA Status	Page
R1	Land adjacent to 63 Bondgate, Ripon	0.2503	Draft Allocation - housing	22
R3	Land to the rear of Kilburn, Littlethorpe Road, Ripon	1.3222		24
R4	Land at Tanglewood, Hutton Bank, Ripon	12.6609		27
R5	Land north of King's Mead, Ripon	2.3703		31
R6	Land at Springfield Close Farm, Ripon	2.741	Draft Allocation - housing	34
R7	Land off Tower Road and North Street, Ripon	0.7915		37
R8	Land at West Lane, Ripon	23.1419	Draft Allocation - housing	46
R9	Land to the rear of the cricket ground, Studley Road, Ripon	9.3622		52
R10	Land at Hutton Bank, Ripon	1.4129		56
R12	Former Police Station, Tower Road, Ripon	0.3809		61
R13	Land at Snow Close Farm, Ripon	26.1269		66
R14	Land south of Hutton Bank, Ripon	0.3407		73
R15	Land adjacent to Kirkby Road, Ripon	3.937		77
R16	Land south of bypass, Ripon	7.2656		83
R17	Land at Bellwood Farm, Ripon	17.1027		89
R18	Bellwood Farm, Ripon	0.3849		95
R19	Land to the east of bypass, Ripon	33.7278		100
R20	Land adjacent to The Beeches, Ripon	4.1018		104
R21	Land at Rotary Way, Ripon	1.9631		108
R23	Former Ripon Cathedral Choir School	4.0743	Draft Allocation - housing	111
R24	Deverell Barracks, Ripon	11.882	Draft Allocation - housing	118
R25	Claro Barracks, Ripon	43.7506	Draft Allocation - mixed use	122
R26	Auction Mart, Ripon	2.6271		126
R27	Laver Banks, Clotherholme Road, Ripon	8.4546		131
R28	Land at Little Studley Road, Ripon	0.6685		135
R29	Ash Grove Industrial Estate, Ripon	1.4977		137

Table 4.1 Ripon Sites

Settlement: Ripon

Site: R1 (Land adjacent to 63 Bondgate, Ripon)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Grade II LB adjoining the north west corner of the site.
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	Scope to enhance the setting of the LB.Within the setting of Ripon CA to the north.
Topography and views	Views northwards of the cathedral.
Landscape context	Urban.
Grain of surrounding development	Urban grain. Predominantly residential with some commercial and retail peppered between the houses. Terraces- 2- 2.5 storeys, semi's, apartment complexes- possibly assisted living accommodation. Properties have a frontage to Bondgate at the west end of the site or Bondgate Green Lane to the west end.
Local building design	Brick predominates but some render evident. Properties are set back from the road behind front gardens.
Features on site, and land use or features off site having immediate impact.	The site currently accommodates a number of commercial buildings, all interlinked or adjoining. Buildings adjoin the rear of the LB. Hardstanding on the foreground.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Development of the site within the Conservation Area will improve a poor quality site and contribute to local distinctiveness.	Dark Green

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to enhance or better reveal elements which contribute to the significance of a designated heritage asset.	Dark Green

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
Site re-development provides an opportunity for high quality design.	Dark Green

Summary conclusion	Potential to enhance the appearance of the site and its relationship to the LB and the immediate environs. The significance of the LB and its setting must be duly respected.

Settlement: Ripon

Site: R1 (Land adjacent to 63 Bondgate, Ripon)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour so far as possible. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from Brownfield sites should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Neutral or slight effects of additional surface water discharge on nearby watercourses.	Yellow

Settlement: Ripon

Site: R3 (Land to the rear of Kilburn, Littlethorpe Road, Ripon)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located on the east side of Ripon bypass behind housing on the east side of Littlethorpe Road west of Ripon Canal. LCA46: South Ripon Farmland
Landscape description	Area description: The wider landscape is moderate to large scale and reasonably well wooded with clumps and individual trees creating dispersed views. The landscape is balanced and simple comprising tendered agricultural fields scattered with individual farmsteads. To the east is the River Ure corridor that includes Ripon Canal. Site description:Small grass field with hedgerow boundary. Garden boundaries to the west. Gently undulating slope gradually eastwards towards the canal.
Existing urban edge	Urban edge quite well screened by trees comprises linear development along Littlethorpe Road.
Trees and hedges	Hedgrow boundary to the north, east and south. Two possible significant trees in hedgerow.
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	Residential (assume 30+ dwellings per hectare)
Physical Sensitivity	The landscape has some sensitivity to the loss of a field on the edge of the village.
Visual Sensitivity	The site is not widely visible but may be seen from the Ripon Rowel walk along the canal especially in winter.
Anticipated landscape effects	Loss of field on the urban edge but others to take its place. Extension of built form in an area of Ripon that has developed linearly.
Potential for mitigation and opportunities for enhancement	Opportunity to incorporate extensive green infrastructure including large trees within the development in the long term and improve the urban edge of this small urban extension of Ripon.
Likely level of landscape effects	Medium scale adverse affect as the scale of the development proposed would be a considerable addition to development along Littlethorpe Road.
Adjacent sites/cumulative impacts/benefits	None

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: High/medium – the area is able to accommodate the type and scale of development proposed with some minor detriment to landscape character and visual amenity that could be reduced with appropriate mitigation and enhancement.	Light Green

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.	Yellow

Summary conclusion	There is capacity for development given the small scale of the site and the scope for mitigation.

Settlement: Ripon

Site: R3 (Land to the rear of Kilburn, Littlethorpe Road, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	Ripon Canal within 100m to east; Ripon disused railway within 100m to west.
BAP Priority Habitats	Hegerows.
Phase 1 Survey Target Notes	None.
Sward	Improved pasture (P1HS 1992).
Trees and Hedges	Boundary hedgerows including occasional trees.
Presence of Trees that Merit TPO	Boundary trees may merit TPO protection.
Water/Wetland	None on site; Ripon Canal within 100m to east.
Slope and Aspect	The site is gently undulating and slopes down gradually to the east towards the Ripon Canal.
Buildings and Structures	Kilburn - modern bungalow.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 46 South Ripon Farmland - “Encourage planting of gaps in existing hedgerows and planting of new hedgerow trees.” “…It would benefit habitats and landscape diversity to develop a woodland network linking existing blocks and the well treed dismantled railway.”
Connectivity/Corridors	The site forms part of a green corridor which runs between Ripon and Littlethorpe, bound by the linear SINCs of the Canal and the disused railway.
GI/SUDS Opportunities (for biodiversity)	Buffering and enhancement of the site boundaries with native planting of appropriate species.
Protected Species	Nesting birds and bats likely to utilise the boundary and hedgerow trees.
BAP Priority Species	Not known.
Invasive Species	Not known.
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion	Given the proximity of the caravan site and boating use this, the proposal would be unlikley to add significant additional pressures to the Ripon Canal SINC. Opportunities to buffer and enhance boundary hedgerows with native tree and shrub planting in association with development.

Settlement: Ripon

Site: R3 (Land to the rear of Kilburn, Littlethorpe Road, Ripon)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. However it appears the site is situated directly adjacent to flood zones 2 & 3. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. However, I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R4 (Land at Tanglewood, Hutton Bank, Ripon)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	The site is located off the A61 north of Ripon at Ure Bank. LCA81: Dishforth and surrounding farmland
Landscape description	Area description: Large scale arable landscape between Ripon and Dishforth is influenced by scattered diverse development in the open landscape. Site description: agricultural enclosure fields with hedgerow boundaries. Hutton Lane passes through the site. Site rises to the east and overlooks the city.
Existing urban edge	Mix of housing and industrial uses with hedgerows and trees providing some screening.
Trees and hedges	Fragmented hedgerow boundaries to fields.
Landscape and Green Belt designations	Hedgrow on Hutton Conyers Road with some mature trees. Trees around the farmstead and on the boundary with A61.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape has high sensitivity to loss of large scale sloping field on the edge of Ripon that would alter the appearance of development in the landscape.
Visual Sensitivity	Site is widely visible from the west and south due to its elevated location overlooking Ripon.
Anticipated landscape effects	Loss of large scale agricultural field that is widely visible.
Potential for mitigation and opportunities for enhancement	Additional mitigation opportunities should comprise lower density development at the urban edge and significant areas set aside for green infrastructure.
Likely level of landscape effects	Large adverse due to the large scale of the proposals on the urban edge and the potential visibility of new development on the approach to Ripon and also from Ripon itself - including the conservation area.
Adjacent sites/cumulative impacts/benefits	R10 and R14 are smaller sites to the south and cumulative effects would be minimal.

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	High sensitivity due to the scale and visibility of the proposals in an open landscape. Landscape has limited capacity to accept change as a result of the proposals due to effects on views and visual amenity and landscape character.

Settlement: Ripon

Site: R4 (Land at Tanglewood, Hutton Bank, Ripon)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Ripon Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	The site is within the rural agricultural setting of Hutton Mill and Hutton Mount.
Commentary on heritage assets.	Site is within the setting of Ripon CA to the west.
Topography and views	Site is visible from the west and south due to its elevated location overlooking Ripon. Land rises to the north and east out of Ripon. Site visible on approaching Ripon from the north and east.
Landscape context	Rural. Arable fields. Hutton Lane has a rural character.
Grain of surrounding development	Mix of housing and industrial uses with hedgerows and trees providing some screening. To the south west is the Landrover site.
Local building design	Mixed- commercial and residential.
Features on site, and land use or features off site having immediate impact.	The site comprises agricultural fields with hedgerow boundaries. The eastern part of the site is dissected by Hutton Lane, which passes through the site. The site rises to the east and overlooks the city. The site accommodates a telecommunications mast and a disused large sheeted agricultural shed, The site boundary abuts a redundant/vacant bungalow to the south set in an overgrown site. The site abuts Hutton Mount also to the south and adjacent to Hutton Lane, which comprises traditional brick and stone farm buildings and a cobble stone wall. Adajcent to the eastern boundary of the site is Hutton Mill- agricultural/commercial sheeted buildings behind traditional farm buildings.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion	May be scope to improve the existing urban edge- subject to securing appropriate design, layout, building heights, density etc.

Settlement: Ripon

Site: R4 (Land at Tanglewood, Hutton Bank, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows, arable farmland.
Phase 1 Survey Target Notes	None.
Sward	3 large arable fields, with margins.
Trees and Hedges	Low boundary hedges with occasional trees. Site bounds small woodland of disused quarries at Ure Bank Top and Hutton Bank.
Presence of Trees that Merit TPO	One potential veteran stagheaded ash on Hutton Lane.
Water/Wetland	None on site; Fishing pond 150m to west.
Slope and Aspect	Land falls down to SE.
Buildings and Structures	Corrugated storage barn adjacent to communications tower.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 81: Dishforth and Surrounding Farmland - “Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape.” “Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure.”
Connectivity/Corridors	The site marks an abrupt transition between a suburban extension of Ripon (east of the River Ure corridor) and the large scale arable agriculture above the river valley to the east.
GI/SUDS Opportunities (for biodiversity)	Boundary planting could help reconnect the disused railway corridor from the north to the south of the A61.
Protected Species	Nesting birds and bats likely to utilise boundary trees and hedgerows.
BAP Priority Species	May be BAP priority bird species associated with arable farmland, including ground nesting and hedge nesting species.
Invasive Species	None known.
Notes	R2002 2010.

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion	Biodiversity of arable farmland and field margins may be capable of being mitigated for offsite. Opportunities for provision of Green Infrastructure in association with development, including links to the disused railway at Ure Bank Top, parallel with the river valley.

Settlement: Ripon

Site: R4 (Land at Tanglewood, Hutton Bank, Ripon)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. However, I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits.If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R5 (Land north of King's Mead, Ripon)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located on the north side of Little Studley north of Ripon LCA77: North Ripon Farmland
Landscape description	Area description: Gently rolling/undulating farmland with gypsum holes particularly concentrated adjacent to the River Ure. The area has varied pattern of land management and development. Site description: Grass fields sloping down eastwards towards Little Studley Road. Overgrown hedgerow boundaries resulting in a pastoral character to the urban edge. Site sandwiched between development on Kings Mead. Boundary with King Mead road comprises clipped native hedgerow with trees.
Existing urban edge	Urban edge comprised late 20th century housing at relatively low density
Trees and hedges	Overgrown hedgerow boundaries to fields and some trees possibly worthy of TPO.
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Changes in land form as well as the extension of built form would affect character of the urban edge.
Visual Sensitivity	The site will be viewed from across the valley to the east but will be seen in context with the urban edge.
Anticipated landscape effects	Extension of built form and changes to landform.
Potential for mitigation and opportunities for enhancement	Boundary treatment would be required to include native hedgerows with hedgerow trees and built form density should reflect existing at the urban edge.
Likely level of landscape effects	Medium scale adverse effects on the urban edge landscape due to the loss of fields. However, adjacent fields would take over the role.
Adjacent sites/cumulative impacts/benefits	R28 is a small site to the east and would result in cumulative affects on the landscape of the urban edge.

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development on the land would be likely to result in the loss of woodland or trees the impact of which cannot be fully mitigated.	Orange

Summary conclusion	The rural landscape of the urban edge is robust but has some susceptibilty in part due to the anticipated changes to landform. The landscape has some capacity to accept development assuming appropriate boundary mitigation and built form density and layout.

Settlement: Ripon

Site: R5 (Land north of King's Mead, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Ripon Parks SSSI within 500m.
SSSI Risk Zone	Natural England require consultation on 'residential development of 100 units or more' for most of site but consultation on 'all planning applications - except householder applications' for the NE corner.
Sites of Importance for Nature Conservation (SINCs)	Litttle Studly Meadows to the south. Ripon Golf Course (magnesian limestone grassland to south). Both support great crested newts.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Improved pasture except south-west quarter: species-rich semi-improved pasture.
Trees and Hedges	Mature trees present in site and field boundary hedges.
Presence of Trees that Merit TPO	Mature trees on site should be considered for TPO.
Water/Wetland	None on site; close to floodplain of the River Ure.
Slope and Aspect	Site slopes down to the east.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 77 North of Ripon Farmland - “Encourage reinstatement of hedgerows and hedgerow trees.” “Explore the potential for creation and management of magnesian limestone grassland in this area in accordance with the Harrogate District Biodiversity Action Plan.”
Connectivity/Corridors	Part of Regionally Important River Ure Green Infrastructure Corridor.
GI/SUDS Opportunities (for biodiversity)	Strengthen boundary hedgerows - especially to north and east; retain and enhance species-rich grassland. Potential for small Suds wetland.
Protected Species	Great crested newt and badger known from the vicinity. Bats and nesting birds likley to utilise mature trees and hedgerows.
BAP Priority Species	None known.
Invasive Species	None known.
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	Site forms part of a valuable network of small scale fields contributing to the River Ure Corridor between the SINC at Little Studley and Ripon Parks SSSI. Hedgerows with mature trees and any remaining species-rich grassland should be retained and protected. Requires full ecological survey.

Settlement: Ripon

Site: R5 (Land north of King's Mead, Ripon)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the majority of the site is located within flood zone 1. However, it appears there is a small section on the north eastern boundary, which is located in flood zone 2. Development in flood zone 2 should be avoided where possible. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. However, I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R6 (Land at Springfield Close Farm, Ripon)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site situated to the south of Springfield Close Ripon. LCA77: North Ripon Farmland
Landscape description	Area Description: A moderate to large scale open landscape consisting of arable and pasture land defined by managed hedgerows in a lanscape interspersed with woodland blocks. The parkland setting of Springhill School forms the site's northern boundary. Site Description: The site comprises of a small. broadly rectangular area of pasture. The landform within the site is gently undulating with a mature mixed deciduous woodland belt forming the western and southern boundary. A woodland area also lies to the east of the site. All surrounding woodland areas are covered by TPO's
Existing urban edge	Existing residential development adjoins the site to the north with the Highfield Business Park to the south
Trees and hedges	Large areas of TPO'd woodlands both within and surrounding the site
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt TPO'd woodland
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The landscape is considered of high value as the site is secluded with an elevated level of tranquility . Susceptibility to change is considered to be medium as there as there is adjacent reference to the type of development being proposed
Visual Sensitivity	The site is visually enclosed by surrounding woodland and built form
Anticipated landscape effects	Loss of pasture and extension of settlement edge
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate effects of development by having a low densisty of develpment allowing for street and plot boundary trees integrating with surrounding treed site margins and retention of all TPO'd trees within the site
Likely level of landscape effects	Medium adverse effects but effects could be reduced with appropriate landscape mitigation
Adjacent sites/cumulative impacts/benefits	Significant cumulative impacts could result if R13, a large site to the west was also developed

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	Site is of high sensitivity with a high level of tranquility but with some existing reference to the type of development being proposed along the site's northern and southern boundaries The development would extend the settlement edge into a small area of pasture which is visually contained by woodland areas.. Appropriate layout with a low dwelling density and adequate tree planting would assist with mitigating adverse impacts

Settlement: Ripon

Site: R6 (Land at Springfield Close Farm, Ripon)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Ripon CA; Prospect House (GIILB).
Known non-designated heritage assets potentially affected by development of the site.	N/A
Commentary on heritage assets.	Setting of Ripon CA, impact on the setting of Prospect House (GIILB).
Topography and views	Slight hollow in centre of site. Gently undulating. The belt of trees along the west edge and in the east significantly screen the site, such that views are limited along a north-south axis, but these views are not noteworthy. Enclosed/ contained site.
Landscape context	Enclosed site, which does not read as part of the surrounding countryside due to its urban fringe location and the barrier created by the tree belt between it and the adjacent rural fields.
Grain of surrounding development	To the north, detached bungalows and houses are set back from the road behind medium sized front gardens and deep back gardens. Low density. Principal elevations face the street. Spacing between buildings varies from narrow gaps to broad gaps. Mature hedges and trees to front and rear gardens, sylvan character. To the south, there is a modern business park. Trees limited to perimeter of site. Open grassy landscape belts around large car parks serving large buildings with mostly blind elevations.
Local building design	To the north, there is a mix of gabled and hipped roof bungalows from the mid-20th century. Mix of brick, render and stone. Broad gables where present. Artificial tile and artificial pantile roofs. Not locally distinctive, lacking architectural merit. To the south, the modern business park buildings. Brick and cladding with flat roofs and hipped tiled roofs. Not locally distinctive.
Features on site, and land use or features off site having immediate impact.	The site is a pastoral field with areas of plantation along west and east portions of site. The only other significant trees are in the centre of the site, and 3-4 trees along the north edge. There are no buildings on site. Gated access from Springfield Road, mix of fence and hedge boundaries.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion	Low density development and high quality landscaping required to maintain setting of heritage assets. Given the density of nearby houses and the amount of the site occupied by trees which should be retained, low density suburbia plots and buildings at a similar scale to Springfield Close / Red Hills Road, would be appropriate. A development proposal for the site should allow good space to all sides of buildings, providing scope for trees and landscaping to mature. Good use should be made of wooded areas- such as two ‘streets’ of houses within interlocking back gardens, with each side presenting principal elevations looking onto tree belts, creating a 'grove’ effect, which avoids having back gardens backing onto the trees and countryside. Development should allow views into and out of the Conservation Area and protect the setting of Prospect House.

Settlement: Ripon

Site: R6 (Land at Springfield Close Farm, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Woodland, hedgerows.
Phase 1 Survey Target Notes	TN34 relates to the pond in the field to the south.
Sward	Improved pasture.
Trees and Hedges	Mature field tree near eastern boundary. Plantation woodland to western and southern boundaries and small copse to the north benefit from TPOs. Offsite eastern boundary woodland also has TPO.
Presence of Trees that Merit TPO	Mature field tree on site should be considered for a TPO.
Water/Wetland	There is a damp hollow in the east-centre of the site.
Slope and Aspect	Generally level but there is a dip in east-centre of field which may relate to the adjacent presumed sink hole.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 77 North of Ripon Farmland - “Encourage reinstatement of hedgerows and hedgerow trees.” “Explore the potential for creation and management of magnesian limestone grassland in this area in accordance with the Harrogate District Biodiversity Action Plan.”
Connectivity/Corridors	The woodland planting links the cemetery and the POS of the former college (including the newt breeding pond) into the wider countryside and into the leafy gardens of Palace Road. The woodland strip and the sink hole are important components of the ‘green wedge’ and potential corridor for GCN.
GI/SUDS Opportunities (for biodiversity)	Existing trees should be protected and retained. Traditional drainage systems with gully pots are hazardous to GCNs, which can become trapped in them. There may be the opportunity to create a SuDS pond in association with the sink hole, which could enhance habitat for great crested newts. Planting of a hedge along the field boundary to the south east would also enhance connectivity for GCNs and other wildlife.
Protected Species	This site is within about 60 meters of a long-standing great crested newt breeding pond. There is another small breeding pond a similar distance to the north. GCNs are usually considered to utilise suitable terrestrial habitat within 500m of a breeding pond. This would be likely to include the woodland and sinkhole on site, which should be retained. Birds are likely to nest in the trees. Bats may utilise the woodland and in particular the large ash. There is potential for badgers to utilise the woodland.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	R7 2010 (amber).

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	The proximity of great crested newt breeding ponds and the presence of suitable habitat on site would not necessarily prevent development on part of this site but the existing woodland, trees and sink hole should be retained and protected. Breeding ponds are known immediately to both the north and south of the site. Habitat linkages between these should be enhanced in association with any development.The site forms part of an effective green wedge reaching into the city between Kirby and Palace Roads. If the site were to be developed the maintenance of green links would be important. There may be the opportunity to enhance habitat in association with a SuDS scheme.

Settlement: Ripon

Site: R6 (Land at Springfield Close Farm, Ripon)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We are aware that surface water regularly surcharges from the fields, affecting the rear gardens of properties on Red Hills Road & Springfield Close. We are also, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. However, I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R7 (Land off Tower Road and North Street, Ripon)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located is located northeast of city centre, off Tower Road.
Landscape description	Area description: The site lies within the built up urban area of Ripon and not within a Landscape Character Area. Site description: The site comprises the western part of a small to medium rectangular parcel of land within the urban area. It is previously undeveloped land and comprises open grassland with a woodland edge and significant trees along most boundaries. The grassland is unmanaged.
Existing urban edge	The site is well integrated with the urban edge and is surrounded by a mix of modern and older houses.
Trees and hedges	The trees along the north boundary comprise a row of horse chestnut with open views beneath the canopy towards properties on Tower Road. Dense woodland along south boundary encloses site and screens views. Trees on the west boundary are of lower amenity/landscape value but form a substantial group of vegetation and help to screen and enclose the site.The group of sycamore and horse chestnut trees to east also provide good screening to properties at St Wilfred's Gardens. There are also two landmark oaks on the north boundary. The TPO within the site boundary relates to all the trees forming the site boundary.
Landscape and Green Belt designations	TPO. Northern part of site on Tower road is in Conservation Area (small part of site.)
Description of proposal for the site	Residential development (assume 30+ properties per ha)
Physical Sensitivity	The area is susceptible to the loss of urban trees and as a result townscape is sensitive to development.
Visual Sensitivity	Surrounding land falls north towards river Ure. The site is visually contained and enclosed by surrounding housing and peripheral trees and woodland.
Anticipated landscape effects	Loss of green space and trees in town would impact upon townscape.
Potential for mitigation and opportunities for enhancement	Opportunity to provide improved access to museum and town centre areas including conservation area. Retain all boundary vegetation. The site provides potential links into existing pedestrian networks, in particular North Street. Opportunity to provide better access to the City centre. TPO trees require sufficient space to ensure their long term retention.
Likely level of landscape effects	Medium scale due to loss of green space.
Adjacent sites/cumulative impacts/benefits	R12 is adjacent to the west and would lie will with the site providing tres are retained.

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: High/medium – the area is able to accommodate the type and scale of development proposed with some minor detriment to landscape character and visual amenity that could be reduced with appropriate mitigation and enhancement.	Light Green

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO.	Red

Summary conclusion	The landscape/townscape has some capacity to accept change provided TPO'd trees are retained and the area outside the site boundary is retained as green space.

Settlement: Ripon

Site: R7 (Land off Tower Road and North Street, Ripon)	
Natural and Built Heritage Assessments	**Type: Conservation and Design**
Conservation and Design Site Assessment	
Heritage designations potentially affected by development of the site.	Ripon Conservation Area. The Lodge, and the Workhouse, known as Sharow View, are grade II listed buildings, and their curtilage assets, Other grade II listed buildings in the context of the site are 42 &4 2a North Street, 1 The Crescent and Princess Terrace.
Known non-designated heritage assets potentially affected by development of the site.	North Lodge, North Croft and Fair Lea, historic buildings of Princess Road, and also buildings on North Road set further away from the site than the listed buildings.
Commentary on heritage assets.	The site is just outside the conservation area, thus development would affect the setting of the conservation area including unlisted buildings that contribute positively to the significance of the area. The site is within the wider setting of Princess Terrace, which is northwest of the site. South of the site is Sharow View, which was the workhouse comprising a number of intact historic buildings. Immediately south of the site boundary is the garden, formerly an important part of workhouse life and the site provides its setting. Next to the workhouse garden is North Lodge, a historic villa set in very generous grounds, which contributes to the significance of the conservation area. To its west, North Croft and Fair Lee are attached and have much smaller gardens. The south of the site borders the conservation area, the west boundary is very close to Character Area D, Victorian Suburbs, and north of the site properties on Princess Road are in the same character area. Design should complement the heritage assets, and ensure a positive contribution to the conservation area.
Topography and views	Generally land rises towards the town centre to the south. The site includesTower Road, which is accessed from Princess Road. There is an area of banking between the open area of the site and Tower Road, otherwise the site has gentle falls. Views from the site are limited by trees and buildings. The main views of the site are from the right of way from North Street to Princess Road. Public views from the conservation area are limited to the vista down Tower Road,and restricted views across the police station site and the workhouse museum garden.
Landscape context	The site is within the urban area, where there are limited open spaces, the green spaces and trees of The Crescent and the site offer important visual amenity.
Grain of surrounding development	To the south, buildings of the city are set against the footway, heights vary and further into town the sense of enclosure increases. Immediately to the south, North Lodge, and to the west, The Crescent, are low density ‘villa’ style development with buildings designed to have good views over their substantial gardens.West of North Lodge, North Croft and Fair Lee are attached and have much smaller gardens. Northwest of the site are large terraces set back from North Road behind modest front gardens, and north of the site the older terraces on Princess Road are set against the pavement. To the immediate north and east is fairly dense suburban housing; dwellings in Tower Road and St Wilfrids Gardens are predominantly semi-detached, although a terrace backs onto the site, and this terrace is close to the gable of another block. Spatially St Wilfrids is less generous than Tower Road, where house relate more traditionally to the road. East of the site is The Orchards, a sprawling building with little space about it. The buildings of the workhouse are arranged in a unique manner, with greater space around the prominent buildings and various outbuildings tucked in to minimise their impact on the setting of the principle buildings.

Local building design	Princess Terrace is three storeys in height built of red brick with ashlar dressings. Heights are very generous, so the overall building height is substantial and window proportions are vertical. The roof is finished in Welsh slate and is interupted with projecting gables and smaller gables projecting through the decorative eaves. The building features bays and arched head windows and gabled door surrounds. Buildings of The Crescent vary in height, some are two storeys and some three storeys. Here, hipped slated roofs feature strongly. The buildings are of red brick with ashlar features including bays. North Lodge is of similar architectural character. North Cottage & Fairlee are small vernacular cottages. They have simple gabled forms and pantile roofs. Terraces on Princess Road east are not so generous in scale as the listed terrace and are of simpler architectural style. New development next to the listed terrace is of Victorian style, but of a more modest scale than the listed terraced houses. The BP garage, west of the site, is a standard filling station with high flat roofed canopy. The garage includes a brick car wash and single storey shop with hipped slate roofs. They are not locally distinctive and detract from the character and appearance of the conservation area. The Police Station building is of two parts, a two storey element and long single storey frontage. It is flat roofed and has mainly square masonary openings, thus it has a very horizontal emphasis and appears out of context, such that despite the generous space in front, it detracts from the character and appearance of the conservation area. In Tower Road there are mid- twentieth century orangy brick two storey semi-detached houses with tile roofs of simple gabled forms. They are not locally distinctive. Housing to the east of the site is of simple gabled form, the proportions of which do not reflect the historic buildings. They are in brick with concrete tiled roofs and are not locally distinctive. The Orchards is a single storey sprawing building constructed in brick with concrete roof tiles. It is not locally distinctive. South of the site, the workhouse buildings are similar in character to the historic terraces, being in brick with ashlar dressings. Roofs are in Welsh Slate. The outbuildings are of simpler form and most are single storey. The principle buildings are tall two storey blocks. They contribute to the character and appearance of the conservation area.
Features on site, and land use or features off site having immediate impact.	The site includes Tower Road, and consequently a right of way from North Street to Princess Road. Between the road and the main area of site is steep banking. The principle features of the site are the protected trees to the boundaries of the main area. There are short lengths of the south boundary with no protected trees. These large deciduous trees are of great amenity value and any building should be set well away from the trees to ensure adequate daylight and any garden area should extend well beyond the spread to allow some sunlight. Development should not impact on the amenity of the occupants of neighbouring houses.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange
Summary conclusion	Modest density and sensitive design should allow generous spacing about the buildings to protect the trees long-term, and to mitigate the loss of this open space, and ensure the impact on heritage assets is not harmful.

Settlement: Ripon

Site: R7 (Land off Tower Road and North Street, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted; Little Studley Meadows 250m to north.
BAP Priority Habitats	Potential Veteran Trees.
Phase 1 Survey Target Notes	None.
Sward	The main part of the site is a field shown as amenity grassland P1HS 1990. The field is now over-grown and neglected, characterised by coarse, tussocky grasses and nettles with creeping buttercup. Brambles are invading from the edges. The area to the north, adjacent to Tower Road is amenity grassland.
Trees and Hedges	Lines of tall, mature trees with large, dense canopies virtually enclose the field. These are protected by TPOs comprising: East 42/1995 G1 12 sycamore, 5 horse-chestnut, 2 beech North 18/2009 G2 12 horsechestnut, 2 lime, 1 beech, 2 sycamore, 1 oak, 1 beech South 18/2009 G3 1 prunus, 2 ash, 1 horse chestnut, 8 beech, 1 sycamore, 1 pine, 1 birch West 37/2009 G1 6 chestnut, 2 oak One or two saplings have self-seeded in the middle of the fields on site. There are significant dead boughs and trunks lying beneath some of the trees.
Presence of Trees that Merit TPO	Any mature trees not already covered by TPOs may be worthy of consideration.
Water/Wetland	None on site .
Slope and Aspect	Surrounding topography generally falls from south to the north east, but there is a broad shallow hollow in the centre of the eastern half of the field, which may be caused by gypsum subsidence. The broad verge falls steeply towards Tower Road.
Buildings and Structures	There is a small derelict brick storage hut/stable near the western boundary of the field. The western boundary is formed by a concrete sheeted retaining wall for the garage behind.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	Urban Ripon, see Green Infrastructure SPD.
Connectivity/Corridors	The site is close to the city centre and largely surrounded by urban development, but there are large gardens adjacent at Ripon Workhouse and North Lodge. Other nearby open space survives at The Crescent, across North Street (which in turn links to the old college grounds beyond) and at Goose Common across Princess Road. The site links Tower Road to the PROW alongside the Workhouse garden.
GI/SUDS Opportunities (for biodiversity)	Retention and buffering of trees given sufficient space.
Protected Species	Nesting birds and roosting bats are likely to utilise the mature trees which fringe the site.
BAP Priority Species	None known. Dead wood on site may support associated BAP species such as invertebrates and fungi.
Invasive Species	None known.
Notes	R42 2010 (amber).

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?	
Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange
Summary conclusion	The mature trees which bound the main field are a key ecological feature and must be retained and protected into the long-term. This may constrain the extent of development possible on the site as retention of large mature trees with adequate space is unlikely to be compatible with intensive development. The site is one of a number of green stepping stones which link the city centre to its rural surroundings. Small scale development, whilst it may compromise the network of urban green-space to some extent, may provide the opportunity to link some of these spaces more effectively. There may be the opportunity for tree planting along the northern road verge.

Settlement: Ripon

Site: R7 (Land off Tower Road and North Street, Ripon)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. However, I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits.If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R8 (Land at West Lane, Ripon)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	This site is located on the south west side of Ripon, west of Quarry Moor nature reserve. LCA46: South Ripon Farmland
Landscape description	Area description: Moderate to large scale pleasant and attactive landscape comprising agricultural fields with clumps of trees and individual trees. Hedgrow field boundaries. Site description: The site comprises agricultural fields surrounded by a gallop for race horses. On the north east boundary is a tall native hedge on West Lane which forms the urban edge on this site of Ripon.
Existing urban edge	West lane forms the urban edge and a tall mature native hedge provides screening. Otherwise built form presents a stark line to open countryside.
Trees and hedges	Perimeter hedges. Few large trees to the perimeter.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential development (assume 30+dwellings per ha)
Physical Sensitivity	Landscape has some susceptibility to adverse effects due to large scale of proposals.
Visual Sensitivity	The site is reasonably well contained by Ripon to the east and woodland on the River Ure Corrodor to the west. However, there are views of this large site from a bridleway to the north and west and a public footpath to the north. Screening from the west relies on TPO'd woodland on the banks of the Ure.
Anticipated landscape effects	Loss of agricultural field and grass track along with several trees. Addition of large scale built form.
Potential for mitigation and opportunities for enhancement	This is a large site with opportunity for significant green infrastructure to link with the surrounding landscape.
Likely level of landscape effects	Large scale development on the edge of Ripon in a location where mitigation would help to integrate the scheme with its surroundings resulting in medium scale impact on landscape.
Adjacent sites/cumulative impacts/benefits	No other sites proposed nearby.

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.	Yellow

Summary conclusion	The landscape contributes to the setting of Ripon and is susceptible to change but is not particularly distinctive. The landscape has medium capacity to accept change as a result of developing this site due to the opportunities available to mitigate adverse effects.

Settlement: Ripon

Site: R8 (Land at West Lane, Ripon)	
Natural and Built Heritage Assessments	**Type: Conservation and Design**
Conservation and Design Site Assessment	
Heritage designations potentially affected by development of the site.	Ripon Cathedral, a grade I listed building, and Fountains Abbey and Studley Royal, the World Heritage Site
Known non-designated heritage assets potentially affected by development of the site.	Westcliffe Farm, and the parish boundary.
Commentary on heritage assets.	The site is in Littlethorpe Parish. It is important to give due consideration of the significance of the boundary of Ripon; in 926 King Athestan granted sanctuary to anyone within the boundary of Ripon, approximately one mile of the Cathedral. Whilst only one original sanctuary cross remains (at Sharow), there were originally eight around the city. Recently the Rotary Club set new stone markers near to the original paths. A new marker is set at Hell Wath and at Quarry Moor. Ripon Rowel Walk has become a heritage trail in respect of these markers. The extension of the settlement beyond the boundary of Ripon would impact detrimentally on the significance of this historic boundary, which is an important element of the setting of the grade I listed cathedral. The site is also within the wider visual setting of the Cathedral, there are views of the Cathedral from the site, and particularly the bridle way Whitcliffe Lane at the entrance to Whitcliffe Grange (farm now livery). At present there are some immature trees near the western boundary of the site within the view, but they do not impact on the view to the Cathedral, these trees appear to be lower than a ridge height of a typical single storey dwelling. This public view of the Cathedral from the bridleway should be protected, and any development on the site should incorporate attractive vistas to and views of the Minster. The site is immediately adjacent the buffer of the World Heritage Site, which was approved by the World Heritage Committee in 2012. Generally the boundary of the buffer zone encompasses the visual envelope of the world heritage site, and was tightly drawn (with the exception of the vista beyond the cathedral to Blois Hall). The wide sweep from the eastern side of the park over the Vale of York to the North York Moors, and from the summit of Howe Hill to Selby and beyond, and similar views from Gillet Hill were not included, because the areas encompassed were too large. Any views not screened by trees or topography contribute to the significance of this internationally significant site. There are buildings of Whitcliffe Farm, now the livery stables, that are nineteenth century, however given its distance from the site it is unlikely low rise development of the site would detrimentally affect its setting.
Topography and views	The site falls to the east. See above regarding views to the Cathedral and from the world heritage site. From most of the site the views out west and south are partly constrained by trees. The key view is the Cathedral.
Landscape context	The site is outside the settlement of Ripon, but is visually attached to the housing estate to its east.
Grain of surrounding development	To the east of the site is suburban housing, all dwellings are low in height, (some are bungalows) and are set around culs-de-sac. Most buildings are at least a drive's width from the side of the next.
Local building design	The dwellings east of the site are typical of the latter part of the twentieth century and do not reflect the vernacular. Most are two storey, however there are bungalows and chalet style bungalows. The farmstead west of the site has a nineteenth century farmhouse, which has some heritage value and is locally distinctive.
Features on site, and land use or features off site having immediate impact.	Ripon Rowel passes from West Lane into a narrow path behind the houses of Southfield Avenue and the hedged boundary to the site. The residential boundaries here are high fences and so the Rowel is not attractive at this point. See above regarding views to the Cathedral from the site and views from the bridle path to the northwest and the world heritage site.
Conclusion	
Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).	

Rationale	Rating
Site is not within a Conservation Area.	n/a
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange
Summary conclusion	Sensitive design of a low density development should mitigate the harm to heritage assets.

Settlement: Ripon

Site: R8 (Land at West Lane, Ripon)

Natural and Built Heritage Assessments — Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Quarry Moor SSSI adjacent immediately to the east.
SSSI Risk Zone	Natural England require consultation on all planning applications - except householder applications.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows (pond, unimproved grassland adjacent).
Phase 1 Survey Target Notes	None but see FCPR survey 2014.
Sward	Arable, small areas of improved grassland (former race track) and semi-improved grassland.
Trees and Hedges	Strong hedgerows, with some mature trees in hedgerows and occasional field and boundary trees.
Presence of Trees that Merit TPO	Mature trees likely to merit TPO protection.
Water/Wetland	None on site; pond immediately to the east.
Slope and Aspect	Generally flat.
Buildings and Structures	None on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 46 South Ripon Farmland - •"Encourage planting of gaps in existing hedgerows and planting of new hedgerow trees." • "…It would benefit habitats and landscape diversity to develop a woodland network linking existing blocks and the well treed dismantled railway."
Connectivity/Corridors	The site links Quarry Moor SSSI to the east with the River Skell corridor to the north and west, including to Hell Wath LNR and Studley Park.
GI/SUDS Opportunities (for biodiversity)	Opportunities to maintain landscape linkages and buffer the SSSI, mainly through boundary habitat enhancement e.g. wildflower restoration, boundary planting, offsite infrastructure enhancement e.g. footpaths at Hell Wath and Quarry Moor.
Protected Species	Nesting birds and bats utilise trees and hedgerows. Ground-nesting birds include lapwing. GCN breeds in adjacent pond.
BAP Priority Species	Not known.
Invasive Species	Himalayan balsam on site.
Notes	Current Application 14/04972/EIAMAJ - see DC comments.

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	The main importance of the site for bioidversity is that it links Quarry Moor SSSI to the east with the River Skell corridor to the north and west. Development would need to include substantial green infrastructure both to maintain and enhance landscape connectivity and to offset increased recreational pressures on the SSSI and LNR. Opportunites to maintain landscape linkages and buffer the SSSI, mainly through boundary habitat enhancement.

Settlement: Ripon

Site: R8 (Land at West Lane, Ripon)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Ground conditions in the surrounding area appear to be predominantly heavy boulder clay. Also Littlethorpe has been partially identified as an area susceptible to relatively high risk of gypsum dissolution, Consequently consideration regarding both elements must be assessed when determining the drainage strategy. Additionally, we believe ground water in the limestone layers below the site and beyond may filter through to the geological SSSI including the pond to the east of the site. Any potential developer would be required to undertake intrusive investigations on the proposed development land and submit details of the existing hydrology, land drainage patterns etc. (Including ground water) as part of the EIA/FRA identifying how development of the site will not cause harm. The developer would also be required to demonstrate how ground/surface water will be managed through the construction phases to prevent pollution incidents or other detrimental impacts. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R9 (Land to the rear of the cricket ground, Studley Road, Ripon)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Situated to the north of the cricket ground Studley Royal LCA44: Aldfield to Studley Grange Fringe Farmland
Landscape description	Area Description: A moderate scale undulating landform consisting of large arable fields with hedgerow boundaries and woodland blocks. There are established woodlands along the River Laver Corridor screening the urban edge of Ripon. Site Description: An "L" shaped flat arable field adjoining Galphay Lane to the east with coniferous woodland to the south-west and cricket ground and pavillion to the south.
Existing urban edge	The site is isolated from the urban edge of Ripon 0.5km to the east
Trees and hedges	A remnant hedgerow defines the site boundary alongside the highway with a mature hedgerow to the south. There are a number of mature field trees adjacent to the field boundaries
Landscape and Green Belt designations	The site is outside of any landsape designations with the World Heritage Site Buffer to the south of Studley Road and Special Landscape Area to the east of Galphay Lane
Description of proposal for the site	Assume low density residential development
Physical Sensitivity	Development would interrupt the rregular pattern of woodlands and fields separating Studley Royal from the edge of Ripon with loss arable landscape
Visual Sensitivity	Views from Galphay Lane and cricket ground and from wider landscape to the north-west
Anticipated landscape effects	Large scale adverse effects. Loss of field introducing built development into an arable landscape remote from the settlement edge
Potential for mitigation and opportunities for enhancement	Re-establishment of hedgerow boundaries and screen planting measures could provide a level of mitigation
Likely level of landscape effects	Large scale adverse effects affecting openness of landscape
Adjacent sites/cumulative impacts/benefits	None anticipated

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: High – the area is able to accommodate the type and scale of development proposed without detriment to landscape character and visual amenity taking into account the opportunities for appropriate mitigation and enhancement.	Dark Green
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	Site important to maintaining sufficient separation distances between Studley Royal and the urban edge of Rpon and maintaining the openness of the countryside Opportunity to mitigate adverse impacts are limited

Settlement: Ripon

Site: R9 (Land to the rear of the cricket ground, Studley Road, Ripon)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	WHS
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	Fountains Abbey and Studley Royal WHS to the south west. Studley Roger CA to the south west. Bishopton CA to the east.
Topography and views	Long ranging views into open countryside. Land rises to the north east beyond the site boundary
Landscape context	Rural agricultural.
Grain of surrounding development	Rural agricultural.
Local building design	Rural, beyond urban edge.
Features on site, and land use or features off site having immediate impact.	Large arable field. Woodland to the north and south. Larkhill Nurseries to the east. Bishopton CA to the east. Cricket ground to the south. Fountains Abbey and Studley Royal WHS to the south.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion	The site constitutes valuable open countryside and separation between Studley Royal and the urban edge of Ripon- this should be maintained. The site is divorced for the urban edge- as such development of this site would be an incongruous intrusion into open countryside, to the detriment of the rural setting of the WHS to the south.

Settlement: Ripon

Site: R9 (Land to the rear of the cricket ground, Studley Road, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows, arable farmland.
Phase 1 Survey Target Notes	None.
Sward	Arable.
Trees and Hedges	Hedgerows bound the field except to Galphay Lane; with occasional boundary trees and 3 field trees (folllowing an old hedge-line), There is a plantation woodland to the south west of the site.
Presence of Trees that Merit TPO	Boundary and field trees likley to merit TPO protection.
Water/Wetland	None on site, River Laver within 50m to east.
Slope and Aspect	Flat.
Buildings and Structures	None on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 44 Aldfield to Studley Vale Fringe.
Connectivity/Corridors	The site links the strategically important green infrastructure corridor of the River Laver with the parkland landscape between Ripon and Studley to the south into large scale arable farmland to the north west.
GI/SUDS Opportunities (for biodiversity)	Substantial on site green infrastructure could contribute to strengthening that of the Laver corridor to the west of Ripon.
Protected Species	Nesting birds and bats are likley to utilise the boundary and on site trees and hedgerows.
BAP Priority Species	Potential for priority bird species of arable farmland and brown hare.
Invasive Species	Not known.
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	Intensive development of this large arable field would be likely to adversely impact on the corridor of the River Laver - especially in consideration of cumulative impacts with development to the east. However this could be largely offset by substantial provision of green infrastructure through habitat creation, especially along the boundaries.

Settlement: Ripon

Site: R9 (Land to the rear of the cricket ground, Studley Road, Ripon)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. However, I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee). The Environment Agency is responsible for administering matters attaining to Main River. As such, if the surface water outfall includes discharge to the River Ure the Agency should be consulted.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R10 (Land at Hutton Bank, Ripon)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Urban edge, northeast of Ripon off Hutton Bank and Station Drive. LCA 81: Dishforth and Surrounding Farmland
Landscape description	Area description: Urban edge of Ripon within the development limit. Mixed use area with open farmland to the north. Site description: Brownfield site to the north of Ripon
Existing urban edge	The site is enclosed by development along three boundaries and the highway at Hutton Bank physically contains the site to the southwest. The site appears well integrated with the urban edge.
Trees and hedges	There are trees on site that may not be retained as a result of development.
Landscape and Green Belt designations	Adjacent to Conservation Area. Within Development Limit.
Description of proposal for the site	Residential (assume 30+ dwellings per ha.)
Physical Sensitivity	The site currently does not contribute positively to townscape and the neighbouring landscape.
Visual Sensitivity	The site is perched on the hillside, which is steeply sloping down to the River Ure. The land is open, high and exposed but the site sits neatly into hillside and vegetation 'off site' along the Ure Bank and A61 screen and enclose some parts of the site well.
Anticipated landscape effects	Noise impacts from A61 are a detractor and large-scale commercial/industrial buildings to the north detract from the small scale and attractive river corridor character. Small-scale development would not appear incongruous in this location.
Potential for mitigation and opportunities for enhancement	There are opportunities to improve the site especially in views from Ure Corridor to the south. New structure planting would help overall to soften and mitigate the development and could potentially mitigate the detracting effects of the large-scale buildings outside the site to the northeast.
Likely level of landscape effects	Small scale as the site is closely associated with the urban edge and would represent a small extension in this location.
Adjacent sites/cumulative impacts/benefits	R14 on the south side of Hutton bank is a small site that includes a woodland planting belt that should be retained.

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: Medium/low – key distinctive characteristics are resilient to change, typically a medium/low valued landscape where landscape condition may be fair with some existing reference to context to the type of development being proposed.	Light Green
Capacity Rating: High – the area is able to accommodate the type and scale of development proposed without detriment to landscape character and visual amenity taking into account the opportunities for appropriate mitigation and enhancement.	Dark Green

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.	Yellow

Summary conclusion	The landscape has capacity to accept development on this site without detriment to landscape character although design and layout must respect the character of the conservation area and its setting.

Settlement: Ripon

Site: R10 (Land at Hutton Bank, Ripon)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Ripon Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	The original goods building (without its poor extension) and the building on Hutton Bank are quite attractive, their reuse should be considered.
Commentary on heritage assets.	The site is just north of the Ripon Conservation Area. Southern corner of the site affects the setting of CA.
Topography and views	The site is set well above river level and hence is very prominent. Views to the south encompass the City.
Landscape context	The retaining wall is of stone in parts and brick elsewhere. No trees.
Grain of surrounding development	On site the buildings were parallel with the tracks. The new housing development west of the site has a very mixed grain, the meandering access road terminates in a square court, elsewhere there are small front gardens and only a few houses are parallel to the road. Houses are detached, semis, terraced and linked. In contrast, older housing on Ure Bank are in the form of terraces set up on a bank and away from the road and those behind are smaller terraces against the footpath.
Local building design	Ure Bank Terraces are generous in scale, are of brick with slate roofs and have a regular rhythm of windows, doors and bays. The terraces on Ure Bank Top are smaller and plainer. The new development has a very different character, heights are less generous, roof pitches are lower, and materials are of lower quality. The exception is a taller, converted building that has an articulated form, steep roofs, and high quality details.
Features on site, and land use or features off site having immediate impact.	The site was an old railway goods yard and much of the site has been levelled. The land rises naturally to the north east. The site levels are considerably higher than the road levels in the southern corner. All buildings on the site are suitable for conversion for employment use as warehouses, light industrial and offices. The original goods building (without its poor extension) and the building on Hutton Bank are quite attractive, their reuse should be considered.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to enhance or better reveal elements which contribute to the significance of a designated heritage asset.	Dark Green

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
Site re-development provides an opportunity for high quality design.	Dark Green

Summary conclusion	Focus building or landscape features to south west corner. Re-use railway buildings where possible. Front buildings to be parallel to Hutton Bank and Ure Bank. Others to relate to any retained buildings. Tree planting within could soften impact of development on this prominent site. Buildings to be large or linked, with generous spaces between. Development should enhance the setting of the conservation area.

Settlement: Ripon

Site: R10 (Land at Hutton Bank, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerow, potential 'open mosaic habitats on previously developed land.'
Phase 1 Survey Target Notes	None.
Sward	Predominantly buildings and hardstanding but with levelled gravelled areas developing ruderal/brownfield vegetation.
Trees and Hedges	Hedgerow with trees along rear boundary to northeast behind main goods building. Scattered areas of scrub developing near boundaries.
Presence of Trees that Merit TPO	Trees on NE boundary may merit TPO protection.
Water/Wetland	None on site.
Slope and Aspect	30.0 AOD flat plateau perched on hillside and steeply sloping to River Ure. The land rises naturally to the northeast. The site levels are considerably higher than the road levels in the southern corner.
Buildings and Structures	Main two-storey goods building with slate roof. The building on Hutton Bank, two storey and multi-gabled but now mostly metal roofed – only rear has slate but retains facia boards etc. Small single storey brick and slate roofed building. Variety of other insubstantial buildings. The retaining wall is of stone in parts and brick elsewhere.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 81: Dishforth and Surrounding Farmland - • “Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape.” • “Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure.”
Connectivity/Corridors	Close to River Ure regionally important strategic green infrastructure corridor but largely constrained by commercial and residential development and roads.
GI/SUDS Opportunities (for biodiversity)	Semi-natural or post-brownfield habitats could be buffered and enhanced.
Protected Species	There may be the potential for nesting birds to utilise these buildings. There may be the potential for bats to be roosting or birds to be nesting in the slate-roofed derelict buildings. Potentially some scope for reptiles on brownfield land.
BAP Priority Species	The may be some potential for invertebrates, common reptiles and nesting birds on 'open mosaic habitats on previously developed land' on the fringes of the car-parking area.
Invasive Species	Not known.
Notes	R17 2010 (green).

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	This previously developed site, may have developed some brownfield biodiversity interest on the fringes of the car-parking triangle. Requires ecological survey. Opportunities for enhancement of green infrastructure should be sought including linking up with networks at Ure Bank and Ure Bank Top.

Settlement: Ripon

Site: R10 (Land at Hutton Bank, Ripon)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the majority of the site is located within flood zone 1. However, a small section of the site towards the south eastern corner is adjacent to flood zone 2. Development in flood zones 2 & 3 should be avoided where possible We are aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour so far as possible. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from Brownfield sites should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change. It is likely that a proportion of the existing buildings etc. are not positively drained to either a watercourse or public sewer, consequently, A full survey of the drainage systems from currently developed areas should be undertaken to establish condition and outfall location. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, on site storage requirements, existing peak flow rates, proposed peak flow rates, survey results showing existing drains/watercourses/sewers, outfall location and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R12 (Former Police Station, Tower Road, Ripon)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	The site is located northeast of city centre, Off Tower Road.
Landscape description	The site lies well within the built up urban area of Ripon and not within any designated Landscape Character Area.
Existing urban edge	Site is in the city centre.
Trees and hedges	Mature trees TPO'd on southern boundary.
Landscape and Green Belt designations	Within development limit Conservation Area TPO on south side of site.
Description of proposal for the site	The site comprises a former police station building with associated car parking and mature trees to the southern boundary that are TPO'd.
Physical Sensitivity	The area is sensitive to the loss of mature trees.
Visual Sensitivity	Site viewed from Victoria Road but otherwise reasonably well contained visually.
Anticipated landscape effects	Potentially positive effects on townscape if building replaced with a building sympathetic to the Conservation Area and Ripon.
Potential for mitigation and opportunities for enhancement	Limited due to the size of the site. Retention of mature trees and site layout and massing will be key mitigation measures.
Likely level of landscape effects	Small scale landscape effect.
Adjacent sites/cumulative impacts/benefits	R7 is linked and its development is unlikely to result in significant cumulative affects.

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: Medium/low – key distinctive characteristics are resilient to change, typically a medium/low valued landscape where landscape condition may be fair with some existing reference to context to the type of development being proposed.	Light Green
Capacity Rating: High – the area is able to accommodate the type and scale of development proposed without detriment to landscape character and visual amenity taking into account the opportunities for appropriate mitigation and enhancement.	Dark Green

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO.	Red

Summary conclusion	The area has the capacity for the site to be redeveloped for residential use assuming the retention of mature trees and the replacement of any losses.

Settlement: Ripon

Site: R12 (Former Police Station, Tower Road, Ripon)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Ripon Conservation Area. Princess Terrace, Victoria Clock Tower, 46 North Street and houses of The Crescent and 42 & 42a North Street, which are all grade II listed buildings.
Known non-designated heritage assets potentially affected by development of the site.	Buildings on North Road set further away from the site than the listed buildings, including the terrace at the corner of Palace Road.
Commentary on heritage assets.	Most of the site is within the conservation area; any development would affect the setting of unlisted buildings that contribute positively to the significance of the area. The site is in the immediate setting of Princess Terrace, which is just north of the site, and it is within the setting of the other listed buildings.This listed three storey mid-nineteenth century terrace is of substantial scale and of considereable architectural quality. Any development should include buildings of sufficient scale to form a pleasing composition with this listed building. However any tall elements should not be set too close to North Road in order to prevent any detraction from the views to the Clock Tower. Design should complement the heritage asset, and ensure a positive contribution to the conservation area.
Topography and views	Land rises towards the town centre, Princess Terrace is set up from North Road level. Views from the site include to open spaces at the east, where there is open land off Tower Road, and to the green of The Crescent. Views directly to the south are restricted by trees and otherwise are of the garage and so are unattractive. Development of the site will impact on views on the approach to the city centre and north towards the clock tower and listed terrace.
Landscape context	The site is within the urban area, where there are limited open spaces, so the green spaces and trees of The Crescent and southeast of the site offer important visual amenity.
Grain of surrounding development	To the south, buildings of the city are set against the footway, heights vary and further into town the sense of enclosure increases. To the west is low density ‘villa’ style development with buildings designed to have good views over their substantial gardens at The Crescent. North of the site are large terraces set back from North Road behind front gardens. To the northeast is fairly dense suburban housing, predominantly semi-detached.
Local building design	Princess Terrace is three storeys in height built of red brick with ashlar dressings. Room heights are very generous, so the overall building height is substantial and window proportions are vertical. The roof is finished in Welsh slate and is interrupted by projecting gables and smaller gables projecting through the decorative eaves. The building features bays and arched head windows and gabled door surrounds. The other terrace on North Road is of similar appearance, but not so highly decorated. On Palace Road a recent terrace reflects certain features, but is not so generous in scale. Buildings of The Crescent vary in height, some are two storeys and some three storeys, and hipped slated roofs feature strongly. The buildings are of red brick with ashlar features including bays. In Tower Road are mid twentieth century orangy brick two storey semi-detached houses with tiled roofs of simple gabled forms. They are not locally distinctive. The BP garage, south of the site, is a petrol filling station with high flat roofed canopy. A brick car wash and single storey shop have hipped slate roofs. They are not locally distinctive and detract from the character and appearance of the conservation area.

Features on site, and land use or features off site having immediate impact.	The police station building is of two parts, a two storey element and long single storey frontage. Flat roofed with mainly square masonary openings, it has a very horizontal emphasis and appears out of context, such that despite the generous space in front, it detracts from the character and appearance of the conservation area. Its demolition would be beneficial to the area. The police building is set up a little from the street, and the low stone boundary wall is retaining, it is not of particular interest, but reflects an earlier boundary enclosure. To the rear, the site includes no.2 Tower Road, the design of which is similar to houses of the road, and does not contribute to the quality of the area. Demolition would not be harmful. This building is outside the conservation area. There is a right of way running along the south of the site, which links Tower Road to North Road. In the southern corner of the site are protected trees; these large deciduous trees are of great amenity value and any building should be set well away from the trees to ensure adequate daylight and any garden area should extend well beyond the spread to allow some sunlight. Development should not impact on the amenity of the occupants of neighbouring houses. (Note, the area is known for gypsum issues that may impact on building design).

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Development of the site within the Conservation Area will improve a poor quality site and contribute to local distinctiveness.	Dark Green

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
Site re-development provides an opportunity for high quality design.	Dark Green

Summary conclusion	Well-designed development will enhance this area of Ripon. Sensitive development should ensure any harm to the setting of listed buildings is minimised and protect the trees.

Settlement: Ripon

Site: R12 (Former Police Station, Tower Road, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	None .
Phase 1 Survey Target Notes	None.
Sward	Mostly hard-standing, small areas of amenity grassland.
Trees and Hedges	Line of mature trees along the southern boundary.
Presence of Trees that Merit TPO	Significant boundary trees benefit from TPO protection.
Water/Wetland	None on site.
Slope and Aspect	The site slopes down gently to the SE.
Buildings and Structures	C20th flat topped operational building and detached dwelling.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	Urban - Not Applicable.
Connectivity/Corridors	The row of mature trees along the southern boundary is part of a significant linear group of trees bounding the adjacent field.
GI/SUDS Opportunities (for biodiversity)	Protect and retain the mature boundary trees; seek to incorporate biodiversity enhancements within any redevelopment (e.g. bat bricks, swift bricks).
Protected Species	Some potential for nesting birds and roosting bats in the trees, shrubs and buildings.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	Current application - see DC comments.

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion	Protect and retain tne mature boundary trees; seek to incorporate biodiversity enhancements within any redevelopment

Settlement: Ripon

Site: R12 (Former Police Station, Tower Road, Ripon)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the majority of the site is located within flood zone 1. However, it appears the easterly entrance on Tower Road is situated in flood zone 2. Consideration must be taken with regards to safe access & egress when determining the site layout. We are aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour so far as possible. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from Brownfield sites should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Neutral or slight effects of additional surface water discharge on nearby watercourses.	Yellow

Settlement: Ripon

Site: R13 (Land at Snow Close Farm, Ripon)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Situated between Kirkby Road and Palace Road to the north of Ripon Cemetery. LCA77: North Ripon Farmland
Landscape description	Area Description: A moderate to large scale open landscape consisting of arable and pasture land defined by managed hedgerows in a landscape interspersed with woodland blocks. The parkland setting of Springhill School forms the site's northern boundary. Site Description: The site comprises of several medium to large-scale fields on land which is low lying and flat in the east which gently slopes upwards to the west. Hedgerows and woodland blocks define the site limits and sub-divide field boundaries within the site. A PRoW is routed through the site running south-west to north-east. Ripon Cemetery is visible from this route. A PRoW joins with the end of Little Harries Lane (a cul-de-sac within the site) routed northwards.
Existing urban edge	Existing built development adjoins the site to the south-west and east
Trees and hedges	Mature hedgerows and recent screen belt planting works are much in evidence with woodland planting particularly prominent alongside the route of the PRoW. Screen planting also extends along part of the northern site boundary. An avenue of mature trees are present within the grassed verge along Kirkby Road
Landscape and Green Belt designations	R11 Rights of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Open landscape is sensitive to development which is likely to impact on the setting of the northern edge of Ripon
Visual Sensitivity	Views from kirkby Raoad and Palace Road from the north would be possible as well as from the PRoW crossing the site. Views from the wider landscape are mainly restricted to medium distance views, ie less than 2km from site boundaries
Anticipated landscape effects	Large scale adverse effects. Loss of fields introducing built development into an arable and pastoral landscape on the edge of the settlement.
Potential for mitigation and opportunities for enhancement	Additional individual tree planting and screen planting measures could provide a level of mitigation
Likely level of landscape effects	Large scale landscape effects affecting openness of landscape and setting of Ripon
Adjacent sites/cumulative impacts/benefits	Re-development of sites R24,25 and 27 to the west could create a continuous 2km width of built development

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	Site important to conserving the setting of the northern edge of Ripon particularly from views from the PRoWs routed through the site and northern vehicular approaches. Site could accommodate some development particulary to the east adjoining the existing settlement edge with high landform areas to the north-west retained as open countryside.

Settlement: Ripon

Site: R13 (Land at Snow Close Farm, Ripon)	
Natural and Built Heritage Assessments	**Type: Conservation and Design**
Conservation and Design Site Assessment	
Heritage designations potentially affected by development of the site.	Gooseberry Farm, Grade II LB is immediately adjacent to the south west corner of the site boundary.
Known non-designated heritage assets potentially affected by development of the site.	Snow Close Farm- a farmstead with 19th/20th century elements.
Commentary on heritage assets.	Gooseberry Farm, Grade II LB is immediately adjacent to the south west corner of the site boundary. Brick and cobble vernacular buildings with pantile roofs. Simple gabled forms but developed in a haphazard, organic fashion to create a close knit cluster of buildings. Locally distinctive.
Topography and views	Site fairly flat, as is the surrounding area – only a gentle roll to the landscape. Low lying and slight fall to the south. Quite long distance (but unremarkable) views west across site into arable fields from Palace Road and ROW- which is flanked by decent belts of young trees. Views from ROW into Ripon Cemetery (particularly of chapel and war memorial) and from within Ripon Cemetery into the rural backdrop provided by the site. Far- reaching views to the north from various points along Lark Hill across the site and into countryside beyond. Views north beyond Snow Hill Farm are limited due to the height of the hedges, but where there are views these are of good quality. Good views east across site from Little Harries Lane, which has a rural character.
Landscape context	Site forms part of the wider gently rolling arable landscape around Ripon. Fairly large fairly flat fields with hedge boundaries and clusters / lines of trees at field boundaries. Area to south and east of site is suburban in character, though Red Hill Road and Springfield Close are significantly lower density than Lark Hill
Grain of surrounding development	Palace Road, Red Hills Road & Springfield Close: Detached suburban houses and bungalows set back from the road behind fairly deep gardens bounded by high boundary hedges. Fairly deep gardens to rear. Decent spaces between neighbouring buildings. Sylvan character. Inward-looking development. Lark Hill: Mixture of detached and semi detached houses set behind small front gardens. Dense housing in Lark Hill Close behind slightly more generous housing fronting Lark Hill. Relief is provided by the verges to either side of the road, and the avenues of mature trees to either side, plus the open character of the north side of the road. Fairly deep back gardens to houses often containing trees. Ripon Cemetery: formal landscape with network of pathways from principal entrances. Buildings carefully sited as part of landscape design.

Local building design	Gooseberry Farm: brick and cobble vernacular buildings with pantile roofs. Simple gabled forms but developed in a haphazard, organic fashion to create a close knit cluster of buildings. Locally distinctive. On site: Snow Close Farm: Two storey detached C19th vernacular farmhouse. Simple gabled form with slate roof. Mix of cobble and brick C19th barns and outbuildings. Simple gabled forms with slate roofs, tightly knit plan form to create three-sided farmyard. All locally distinctive. Later timber and breezeblock agricultural sheds not locally distinctive. On site: Close Cottage small c.1900 brick house with clay tile roof. Simple gabled form. Not locally distinctive. Palace Road, Red Hills Road & Springfield Close: Mix of gabled and hipped roof houses and bungalows from the mid-20th century. Mix of brick, render and stone. Broad gables where present. Artificial tile and artificial pantile roofs. Not locally distinctive, but some attractively designed early 20th century dwellings in and among these houses. Lark Hill: Mix of gabled and hipped roofed houses and bungalows from the mid-20th century. Brick, render and brick-and-render. Predominantly clay tile roofs. Not locally distinctive, but some attractively designed early 20th century dwellings in and among these houses. Ripon Cemetery: Principal building is the red brick, slate roofed chapel. Two storeys. Simple gabled form with steep roof pitches. Arts and Crafts / Olde English style half-timbered lodge. Gabled form red clay tile roof. Jettied upper storey. Cross-shaped stone memorial monument within cemetery. Brick pavilion with red clay tile hipped roof. Also cobble and brick outbuilding with Roman tile roof at N edge of cemetery. All buildings locally distinctive and of high group value.
Features on site, and land use or features off site having immediate impact.	Substantial area of arable farmland / paddocks, but includes part of a cluster of historic farm buildings (Gooseberry Farm), a complete farmstead with 19/20th century elements (Snow Close Farm) and a small detached house (Close Cottage). Other non-farmland includes the large garden with pond at Gooseberry Farm, and the recent tree plantation between Snow Close Farm & Red Hills Road. Strong tree boundary along S & E edges of site. E edge is mainly plantation, S edge is treed along the perimeter of Ripon Cemetery and an impressive avenue of trees along Kirkby Road. Another avenue of trees along NE edge of site at Palace Road. High hedges within site form field boundaries. A few trees dotted among field boundaries. Site is bisected by Little Harries Lane accesses to Snow Close Farm, and most significantly a long stretch of the 'Ripon Sanctuary' footpath (a circular walk around the edge of Ripon) which runs from Lark Hill by the cemetery to Palace Road at High Common. Predominantly hedge boundaries to the outer edges of the site with the exception of a coped brick wall to Ripon Cemetery.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion	Development would impact the character of the cemetery, as the site forms an important immediate backdrop to it with significant views between the cemetery and ROW. Housing at R6 would remove much of the rural setting to this significant space. Development would significantly impact the experience of walking the 'Ripon Sanctuary' circular footpath which runs like a spine through the site. While this route could easily be retained, sensitive design would be needed to maintain the path's attractiveness to users. Development should respect the setting of Gooseberry Farm and its garden. Development would change the character of Lark Hill, which has a strong avenue of trees and an open north side which contrasts with the densely built southern side. Existing trees (including the recent plantation) should be retained. The farmhouse and historic farm buildings at Snow Close Farm should be retained and converted whilst retaining their traditional character. Development of the site should allow sufficient space for trees and hedges, and provide open space by the cemetery, and buffer the footpath.

Settlement: Ripon

Site: R13 (Land at Snow Close Farm, Ripon)	
Natural and Built Heritage Assessments	**Type: Ecology**
Ecology Site Assessment	
SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted; Ripon Parks 270m to west.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	The site consists of around eight fields, mostly arable with some improved grassland and one semi-improved paddock in front of Snow Close Farm.
Trees and Hedges	Strong tree boundary along S & E edges of site. East edge is mainly plantation, and the south edge is treed along the perimeter of Ripon Cemetery. There is an impressive avenue of trees along Kirkby Road with a further avenue of trees along the NE edge of the site at Palace Road. High hedges within the site form field boundaries. A few trees dotted among field boundaries. Predominantly hedge boundaries to the outer edges of the site with the exception of a recent tree plantation between Snow Close Farm & Red Hills Road.
Presence of Trees that Merit TPO	Mature trees on and bounding the site would be likely to benefit from TPO protection.
Water/Wetland	Large garden/paddock with pond at Gooseberry Farm. The arable field north of the cemetery and east of the PROW regularly floods seasonally. There is a large GCN breeding pond in the adjacent field to the SE and another large pond at Gooseberry Farm to the west.
Slope and Aspect	Site fairly flat.
Buildings and Structures	19/20th century farmstead a small detached house at Snow Close. There is a coped brick wall to Ripon Cemetery.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 77 North of Ripon Farmland - • “Encourage reinstatement of hedgerows and hedgerow trees.” • “Explore the potential for creation and management of magnesian limestone grassland in this area in accordance with the Harrogate District Biodiversity Action Plan.”
Connectivity/Corridors	The site forms part of an effective ‘green wedge’ into Ripon between Kirby Road and Palace Road, reaching into the open space of the former college. Separated by A6108 from the strategic green infrastructure corridor of the River Ure.
GI/SUDS Opportunities (for biodiversity)	Existing trees and hedges should be protected and retained. There may be the opportunity to create a SuDS wetland pond, linking in with and buffering the ones at Gooseberry Farm and the old college, which could enhance the habitat for great crested newts. Traditional drainage systems with gully pots are hazardous to GCNs, which can become trapped in them so they are not suitable for this site. External arable margins should be retained to compensate for loss of arable habitat for BAP species.

Protected Species	Great Crested Newts are known to breed in the pond at the old Ripon College site and they are likely to use parts of the site (boundary features, wetland etc.) as terrestrial habitat. They may utilise the pond at Gooseberry Farm. GCN occur in a small pond on NE boundary of the site. There is also a breeding pond adjacent to the SE boundary. Bats and breeding birds may utilise boundary trees and hedgerows and farm buildings. Badgers may utilise adjacent woodland.
BAP Priority Species	There is the potential for the presence of BAP species of birds of arable farmland and brown hare.
Invasive Species	None known.
Notes	R6 2010 (amber) - included Gooseberry Farm.

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	Existing trees and hedges should be protected and retained. The site forms part of an effective ‘green wedge’ reaching into Ripon between Kirkby and Palace Roads. If the site were to be developed, the maintenance of stong green links along the boundaries would be crucial. There may be the opportunity to create a SuDS wetland to extent habitat for GCNs. A full ecological survey of the site would be required.

Settlement: Ripon

Site: R13 (Land at Snow Close Farm, Ripon)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We are aware that surface water regularly surcharges from the proposed development land causing flooding to the rear gardens of property on Red Hills Road & Springfield Close. We are also, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. However, I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R14 (Land south of Hutton Bank, Ripon)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located between Ripon bypass and Hutton Lane. LCA76: East Ripon Farmland
Landscape description	Area description: Open agricultural landscape of which the site is not typical. Site Description: Small site sandwiched between two roads with woodland plantation on the boundary of Ripon bypass providing screening to car parking and business premises off Hutton Lane.
Existing urban edge	The site is contained by the A61 Ripon bypass, Hutton Road and Sharrow Lane on the urban edge that is not particularly well integrated with its surroundings.
Trees and hedges	Woodland planting linked to Ripon bypass.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Despite being outside the development limit the site is clearly linked to adjacent employment use and brownfield site on the north side of Hutton Road.
Visual Sensitivity	Visually well contained site.
Anticipated landscape effects	Change in appearance to small site on the urban edge. Loss of boundary vegetation would increase impacts due to loss of screening not just for this site but adjacent R10.
Potential for mitigation and opportunities for enhancement	Limited due to small scale of site but not essential if perimeter vegetation along bypass retained. More scope if developed alongside R10.
Likely level of landscape effects	Small scale particularly if perimeter vegetation is retained.
Adjacent sites/cumulative impacts/benefits	R10 to the north, sites could link well if developed in conjuction. Nearby site R4 to the north. It's development would result in adverse affects alone. Cumulative effects minimal.

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: Medium/low – key distinctive characteristics are resilient to change, typically a medium/low valued landscape where landscape condition may be fair with some existing reference to context to the type of development being proposed.	Light Green
Capacity Rating: High/medium – the area is able to accommodate the type and scale of development proposed with some minor detriment to landscape character and visual amenity that could be reduced with appropriate mitigation and enhancement.	Light Green

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	Landscape has capacity to accept development on this site without detriment assuming retention of boundary vegetation.

Settlement: Ripon

Site: R14 (Land south of Hutton Bank, Ripon)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Ripon Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	The site is just north of Ripon Conservation Area.
Topography and views	Visually contained site.
Landscape context	Open agricultural land. The site is at the urban edge and its relationship with its surroundings could be improved.
Grain of surrounding development	To the north (on site R10) some buildings remain from the former railway goods yard. The new housing development north west of the site has a very mixed grain, the meandering access road terminates in a square court, elsewhere there are small front gardens and only a few houses are parallel to the road. Houses are detached, semis, terraced and linked. In contrast, older housing on Ure Bank are in the form of terraces set up on a bank and away from the road and those behind are smaller terraces against the footpath.
Local building design	Ure Bank Terraces are generous in scale, are of brick with slate roofs and have a regular rhythm of windows, doors and bays. The terraces on Ure Bank Top are smaller and plainer. The new development has a very different character, heights are less generous, roof pitches are lower, and materials are of lower quality. The exception is a taller, converted building that has an articulated form, steep roofs, and high quality details.
Features on site, and land use or features off site having immediate impact.	Small site bordered by Hutton Bank to the north west, Sharrow Lane to the south and Ripon bypass to the east. The site is visually contained and relates well to the adjacent employment land and brownfield site on the north side of Hutton Road. Woodland bordering the bypass serve to screen car parking associated with the business premises off Hutton Bank.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to enhance or better reveal elements which contribute to the significance of a designated heritage asset.	Dark Green

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
Site re-development provides an opportunity for high quality design.	Dark Green

Summary conclusion	There may be scope to develop the site alongside R10. Consideration should be given to erecting a focus building or landscape features to south west corner. Re-use railway buildings where possible. Front buildings to be parallel to Hutton Bank and Ure Bank. Others to relate to any retained buildings. Tree planting within could soften impact of development on this prominent site. Buildings to be large or linked, with generous spaces between. Development should enhance the setting of the conservation area.

Settlement: Ripon

Site: R14 (Land south of Hutton Bank, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	None.
Phase 1 Survey Target Notes	None.
Sward	Hardstanding and areas of overgrown amenity grassland with rank grassland under tree canopy to the north of the site.
Trees and Hedges	Wooded screening belt to A61 excluded from site boundary. A number of other mature trees occur within north west boundary.
Presence of Trees that Merit TPO	Mature trees on site and along the boundaries should be considered for TPOs as a priority.
Water/Wetland	None on site but SE third of the site is within the flood zone of the River Ure.
Slope and Aspect	The site rises gradually up towards the north.
Buildings and Structures	None on site. There is a modern pitch-roofed commercial building to the SE of the site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 76: East of Ripon farmland: • “Encourage the planting of gaps in hedgerows and the planting of hedgerow trees.” • “Promote good woodland management practices and new planting…” • “Protect fields and woodland important to village setting from development. Woodland and tree planting can be used to define development limits.”
Connectivity/Corridors	The boundary trees and vegetation links the corridor of the River Ure with the wooded approach to Ripon along Hutton Bank.
GI/SUDS Opportunities (for biodiversity)	Retain existing on site trees and boundary vegetation.
Protected Species	Potential for bats to utilise mature trees. Nesting birds may utilise trees and shrubs on and bounding the site.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	The main biodiversity value of the site are the mature trees, which should be protected and retained with adequate space. Some potential for the presence of protected species - requires ecological survey.

Settlement: Ripon

Site: R14 (Land south of Hutton Bank, Ripon)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the majority of this site is situated in flood zone 2/3 Development in flood zones 2/3 should be avoided where possible.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Very adverse effects of additional surface water discharge on nearby watercourse where mitigation would be unlikely.	Red

Settlement: Ripon

Site: R15 (Land adjacent to Kirkby Road, Ripon)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Urban area, northwest of city centre, off Kirkby Road.
Landscape description	The site lies well within the built up urban area of Ripon Land not within any designated Landscape Character Area. Despite its location within the urban area, the land to the south and west is open space, free from development and comprises a mix of playing fields and allotments. NYCC historic characterisation project identifies the area as strip fields.
Existing urban edge	The site is well integrated with the urban edge. There is evidence of informal use of site with some informal paths and short grassland areas. The site is used for informal recreational purposes in parts. The site is grazed.
Trees and hedges	Street trees on Kirkby Road. Overgrown hedges and mature trees on site.
Landscape and Green Belt designations	Amenity Open Space Within Development Limit Conservation Area (small part).
Description of proposal for the site	Residential (assume 30+ dwellings per ha) and employment use.
Physical Sensitivity	Highly valued local open space that contributes to the integration of Ripon with the surrounding countryside and therefore has high susceptibility to change as a result of development.
Visual Sensitivity	The site supports good boundary vegetation (including street trees) and provides an attractive open character to Kirkby Road. It is well contained by vegetation and by the wider built up area.
Anticipated landscape effects	Kirkby Road is a busy road leading from the city centre. Creation of access may lose some street trees and harm the attractive open landscape character of the street frontage.
Potential for mitigation and opportunities for enhancement	Detached housing to northeast provides some mitigation and screening and also Victorian housing to the north. The site provides opportunity for enhanced recreation and access to open space from surrounding housing areas. Pedestrian links to the allotments to north are currently available and should be maintained.
Likely level of landscape effects	Large scale adverse effect due to loss of valued amenity open space and associated features.
Adjacent sites/cumulative impacts/benefits	none.

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development on the land would be likely to result in the loss of woodland or trees the impact of which cannot be fully mitigated.	Orange

Summary conclusion	There is no capacity for the landscape to accept change on the scale proposed without harm to landscape and townscape character. However, the landscape may be able to accept small scale development on discrete parts of the site with ample mitigation and retention of the majority of open space and space allowed for street trees.

Settlement: Ripon

Site: R15 (Land adjacent to Kirkby Road, Ripon)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Ripon Conservation Area. 7 Kirkby Road & Crowners Close & West Lodge are all Grade II Listed Buildings.
Known non-designated heritage assets potentially affected by development of the site.	Marlborough Grove terraces.
Commentary on heritage assets.	The eastern edge of the site abuts Ripon Conservation Area and the site is therefore within the setting of the CA.
Topography and views	Trees within site / around perimeter mean views into / out of site are quite limited, although there are views across the open spaces to the south and west of the site of distant school buildings and dwellings. Fairly flat topography apart from shallow drop from Kirkby Road.
Landscape context	The site, in conjunction with the adjacent open school playing fields / grounds creates a very large open area which gives Kirkby Road and Clotherholme Road a semi-rural rather than urban character. At Kirkby Road this feeling is enhanced by the dense tree cover and low building density, with several houses having very large gardens.
Grain of surrounding development	Strongly suburban. Detached dwellings set well back from the street behind deep, well treed front gardens. Tall perimeter planting to sides and backs of gardens as well, hence dense tree cover generally. Substantial rear gardens / ground to many houses. Very large curtilages to the nearby schools with open grassland and playing fields. Marlborough Close / 21-35 Kirkby Road are the exceptions, as these are terraced. Even so, there is fairly generous space about these buildings, particularly at Marlborough Grove.
Local building design	Marlborough Grove / 21-35 Kirkby Road: Late C20th brick terraces with slate roofs. 2 ½ storeys with upper floor either breaking through eaves or expressed as dormers. Gabled forms with gabled dormers. Bay windows and verandas to ground floor, polychrome brickwork. Locally distinctive (typical Ripon terraces). 8-11 Westmount Close: Mid/Late C20th brick houses with tile and pantile roofs. Plain elevations, boxy gabled forms. Not locally distinctive. 9 Kirkby Road: large detached interwar house. Brick-and-render. Hipped tiled roof with gablet to half timbered feature gable. Not locally distinctive. 7a Kirkby Road: Mid C20th bungalow. Mellow brick with artificial pantile roof. Gabled form with two catslide projections to front elevation. Not locally distinctive. 7 Kirkby Road: late Georgian detached house with an almost square footprint. Neo-classical. Brick with hipped slate roof. Prominent chimneys. Locally distinctive.
Features on site, and land use or features off site having immediate impact.	Site is unused / underused urban fields – overgrown grassland with wooded areas and undergrowth. No buildings on site. Two mature trees on Kirkby Rd edge. Belt of trees/ shrubs of varying species and height along Marlborough Grove edge. Cluster of trees of varying size and species in centre of site. Good line of mature trees along south west edge of site. Trees/hedges along boundary of site with 7, 7a & 9 Kirkby Road. Cluster of trees / small woodland adjoining south east edge of site. No boundary to Kirkby Road. No boundary to west and south edges of site. Good views across site to distant school buildings & large 19th century villa-style houses on Clotherholme Road. Semi-formal pathways across site from Marlborough Grove & Kirkby Road towards school / Clotherholme Road.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
Site re-development provides an opportunity for high quality design.	Dark Green

Summary conclusion	Site is well screened from Marlborough Road and Kirkby Road dwellings by perimeter trees and hedges. This, coupled with the distance from buildings to the south and west means it would be feasible to develop the site without harming heritage assets or their setting. All trees should be retained on site. They provide a screen and a good 'structure' for a layout. Good landscaped edges (either open or screened) required to south and east edges. Building height / spacing are key in vicinity of listed building, Kirkby Road and Marlborough Grove. Routes of informal footpaths should be incorporated into development. Retain /strengthen 'grove' at Marlborough Grove and have 2-2 ½ storey houses along north west edge of site face towards this with a road in front. Decent sized villa type houses/flats. 2 1/1 storeys facing Kirkby Road, generous space to either side, deep front garden retaining mature trees. Use of central cluster of trees in site as a landscape feature. Keep roadways to a minimum, using shared surfaces where possible. Low building density with generous space about buildings to uphold semi-rural character of area. Retain / strengthen existing screen vegetation around edges of site. Development should not be a proliferation of small boxy dwellings and garages packed closely together. Size, form and spacing of buildings should reflect that of the surrounding area.

Settlement: Ripon

Site: R15 (Land adjacent to Kirkby Road, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None impacted.
Sites of Special Scientific Interest (SSSI)	None impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Mostly species-rich (orange) semi improved grassland but SW third shown as amenity grassland [P1HS 1990]. Now all overgrown grassland with bramble and scrub invading from the edges (more recently horse-grazed). Sward is neglected tussocky grassland dominated by cocksfoot and false oat grass with patches of nettles. Docks and hogweed also occur. A small triangular field corner of amenity grassland penetrates into the south central part of the site.
Trees and Hedges	There are two mature sycamores on Kirkby Rd edge. Trees/hedges along boundary of site with 7, 7a & 9 Kirkby Road. There is a belt of trees and shrubs (hawthorn) of varying species and height along Marlborough Grove edge. There is an outgrown hedge running N-S through the centre of the site added to by developing self-seeded trees. Line of mature trees sycamores along SW edge of site. There is a mature field oak lying approximately on the open western boundary line.
Presence of Trees that Merit TPO	Mature trees on site likely to merit consideration for TPO protection.
Water/Wetland	None on site but there is a good-sized school pond adjacent to the south-eastern boundary.
Slope and Aspect	Fairly flat topography apart from shallow drop from Kirkby Road (may be gypsum hollow).
Buildings and Structures	No buildings on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	Urban - Not Applicable.
Connectivity/Corridors	Effectively part of a ‘green wedge’ separating modern housing development in the NW from the older city centre. Together with allotments and the grounds of three schools, the site forms part of a complex of open space which links in to other open areas including the cemetery, the grounds of the old college and Spa Gardens. Much of this consists of amenity grassland, linked to patches of semi-natural greenspace with boundary trees and hedges but dissected to some extent by radial roads. Existing trees should be protected and retained (creation of access may threaten the sycamores along Kirkby Road). There would be the opportunity for additional tree planting.

GI/SUDS Opportunities (for biodiversity)	Existing trees should be protected and retained (creation of access may threaten the sycamores along Kirkby Road). There would be the opportunity for additional tree planting. There may be the opportunity for creation of a small SuDS wetland possibly in association with the Trinity School Pond. Situated adjacent to wildlife areas of two primary schools, there may be an opportunity to provide further environmental education facilities for use by the local schools. The site is already well used for informal recreational purposes with a number of informal paths. There may be the opportunity to enhance the strategic footpath network linking residential areas to the NW with the city centre and linking the Laver and Ure Corridors.
Protected Species	This site is within about 400 meters of a long-standing great crested newt breeding pond but is separated by the busy Kirkby Road. Newts (unknown spp) have been reported from the adjacent allotments. The adjacent school pond should be surveyed for GCN. Nesting birds are likely to utilise the trees, scrub and hedges and bats may utilise the more mature trees.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	R3 2010 Red. Sward unlikely to be species-rich but should be assessed in summer.

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	The site significantly contributes to the green space network to the NW of Ripon. Any development would be constrained by the need to retain this attribute through the provision of generous green infrastructure potentially including Suds, habitat improvements, green links through the open space and opportunities for environmental education. Existing trees and hedges should be protected and retained. Potential to support protected species including great crested newt and bats.

Settlement: Ripon

Site: R15 (Land adjacent to Kirkby Road, Ripon)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. However, I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R16 (Land south of bypass, Ripon)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located south of the Ripon Bypass west of Knaresborough Road and Greystones Farm. LCA46: South Ripon Farmland.
Landscape description	Area description: Medium to large scale agricultural landscape that is reasonably well wooded includes historic features including parkland and deserted medieval village. Site description: Site comprises medium scale grass fields north and west of Greystones Farm. To the north west site boundary is structure planting on the A61 bypass.
Existing urban edge	Site detached from the urban edge by the A61 Ripon Bypass.
Trees and hedges	Structure planting on northern boundary with bypass. Hedgrow and fence field boundaries. Occaisional trees on field boundaries and around buildings.
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	Mixed employment and residential (assume 30+ dwellings per ha)
Physical Sensitivity	Grass fields provide setting for farmstead and are characterisitic. Development would change setting and character of farm however, not rare in the area.
Visual Sensitivity	View of roof lines of Gallows Hill on southern outskirts of Ripon. Site is prominent in the approach to Ripon from Knaresborough Road.
Anticipated landscape effects	Loss of open countryside
Potential for mitigation and opportunities for enhancement	New woodland planting would not be out of character and could be designed to link with existing blocks and benefit tree cover in the area. Tree planting should however not impact on key views of the cathedral.
Likely level of landscape effects	Medium to large scale as development protrudes into open countryside.
Adjacent sites/cumulative impacts/benefits	R17 adjacent to the west and south developed in conjuction with this area would offer greater opportunities for mitigation to integrate development with surrounding countryside

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.	Yellow

Summary conclusion	Development of this site would distrupt landscape pattern and open countryside south of the by pass resulting in impact on character. The is some capacity for development with appropriate mitigation that integrates the development with surrounding countryside and landscape pattern and maintains views of the cathedral.

Settlement: Ripon

Site: R16 (Land south of bypass, Ripon)	
Natural and Built Heritage Assessments	**Type: Conservation and Design**
Conservation and Design Site Assessment	
Heritage designations potentially affected by development of the site.	Ripon Cathedral (GILB) (SAM).
Known non-designated heritage assets potentially affected by development of the site.	Greystones Farm; Bellwood Farmhouse; Bellwood Lodge.
Commentary on heritage assets.	The southeast part of the site lies within a key view of Ripon Cathedral (GILB) (SAM) on approach to the city. Bellwood Farmhouse: C19th gabled house. Slate roof, brick, sash windows. Locally distinctive frontage building that has been substantially added to and enlarged to the rear. Bellwood Lodge: Single storey Victorian gatehouse. Gabled with broad slate roof that continues frontward as a wide veranda style porch. Render with ashlar dressings to openings. Locally distinctive.
Topography and views	Gentle fall to east away from A61 up to east boundary. To the east of this boundary the land is considerably flatter. The screen planting along the A61 (to the west of the site) is of such a thickness and pervasiveness that it virtually screens the site and the adjacent countryside from view. However, from within the site, there are fairly long distance views over what is the fairly flat and broad valley floor of the Ure to the south and east of the A61 in the direction of Littlethorpe. This area is bounded in the distance by the rising land to the east of the Ure. Views are only limited by the presence of trees and woodlands. Significant views of the cathedral on approaching Ripon from the south and south-east.
Landscape context	The wider landscape comprises woodland clumps and individual trees creating dispersed views. The landscape is characterised by agricultural fields scattered with individual farmsteads, such as Greystones Farm, the dispersed village of Littlethorpe to the east and an area of parkland at Bellwood to the south. Arable fields with good hedgerow boundaries. This landscape contrasts with the enclosed character of the Quarry Moor LNR and the urban fringe landscape within the dense vegetation screens flanking the Ripon bypass.
Grain of surrounding development	The site is clearly detached from the urban edge by the by-pass and associated screen planting. Bellwood Farm: historic farmstead more or less completely replaced by small business units and a combination house / business premises. Buildings set a good distance back from and down from the A61 and heavily screened to north and west. Buildings loosely arranged around large open yard. Separate detached dwelling 'Criffel' is closer to the road and is hence more prominent. Bellwood Lodge: gatehouse almost adjacent to A61. Stands at edge of parkland estate of detached house 'Bellwood' and associated buildings. This parkland is dotted with trees and has a particularly dense tree belt where it adjoins the site.
Local building design	Greystones Farm immediately adjacent to the east boundary of the site. Thorpe Nurseries to the north. Bellwood Farm to the west: Modern broad gabled sheds with rolled metal roofs and cladding. Not locally distinctive. Bellwood Farmhouse: C19th gabled house. Slate roof, brick, sash windows. Locally distinctive frontage building that has been substantially added to and enlarged to the rear. Criffel, Bellwood Farm: 1960s / 1970s dormer bungalow with full height feature gable. Light coloured brick with artificial pantile roof. Not locally distinctive. Bellwood Lodge: Single storey Victorian gatehouse. Gabled with broad slate roof that continues frontward as a wide veranda style porch. Render with ashlar dressings to openings. Locally distinctive. Dispersed settlement of Littlethorpe across fields to the east.

Features on site, and land use or features off site having immediate impact.	Arable fields. Mix of fence, post and wire and hedge boundaries. Good tree line and high hedge boundary to north-west edge along A61. The site is clearly detached from the urban edge by the by-pass and associated screen planting.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion	Development of the site would impact on key views of the cathedral. The southeast part of the site lies within a key cathedral view on approach to the city. Buildings should be low and not impinge on view lines. This is an important approach to the town and any inappropriate development is likely to adversely affect the visitor's 'first impression' of Ripon. The harm could be mitigated, in part, by keeping the buildings low to avoid impinging on view lines. However this would not address the harm to local distinctiveness caused by the fact that the site is clearly detached from the urban edge by the by-pass and associated screen planting.

Settlement: Ripon

Site: R16 (Land south of bypass, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Quarry Moor SSSI 300m to west of site.
SSSI Risk Zone	No requirement to consult Natural England for residential development.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted, although Littlethorpe Manor Pond 300m to NE.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Improved pasture: Intensively grazed horse pasture.
Trees and Hedges	Boundary hedgrows mostly. Strong along the by-pass, otherwise somewhat gappy. Occasional hedgerow trees, including some mature trees, especally to the rear of Greystones farm.
Presence of Trees that Merit TPO	Mature boundary trees may merit TPO protection.
Water/Wetland	Small possibly temporary wetland on SW border .
Slope and Aspect	Generally Flat but slightly undulating in the south.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 46 South Ripon Farmland - •“Encourage planting of gaps in existing hedgerows and planting of new hedgerow trees.” • “…It would benefit habitats and landscape diversity to develop a woodland network linking existing blocks and the well treed dismantled railway.”
Connectivity/Corridors	The site lies between urban Ripon (separated by the bypass) and a network of large arable fields to the south and of smaller pastures to the east, where field boundaries link into the disused railway and canal corridors. Development south of the bypass ought to require a green link accross it to interconnect the town with the countryside to the south.
GI/SUDS Opportunities (for biodiversity)	Existing trees and hedgerows should be protected, retained and enhanced. Additional compensatory planting could help achieve the LCA aim to “develop a woodland network linking existing blocks and the well treed dismantled railway”. Development of a Suds wetland could help expand and interlink the network of GCN ponds south of the bypass.
Protected Species	Nesting birds and bats are likely to utilise the trees and hedgerows on site. GCN breeding sites to east (c.300m) and west (c.600m).
BAP Priority Species	Potential for ground nesting priority species of birds and brown hare.
Invasive Species	Not known.
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	There could be, in combination, impacts with Bellwood Farm (R17) on Quarry Moor SSSI from increased recreational disturbance from such large scale development just over the A61. Potential GCN habitat linkages would require protection and enhancement. There may be opportunities to enhance Green Infrastructure links to the south of Ripon, including a link across the bypass to interconnect the town with the countryside to the south. A full ecological assessment would be required.

Settlement: Ripon

Site: R16 (Land south of bypass, Ripon)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. However, I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R17 (Land at Bellwood Farm, Ripon)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Located south of A61 Ripon Bypass and east of A61 Harrogate Road. LCA46: South Ripon Farmland
Landscape description	Area description: The wider landscape is moderate to large scale and reasonably well wooded with clumps and individual trees creating dispersed views. The landscape is balanced and simple comprising tended agricultural fields with scattered individual farmsteads. The area contains designed landscapes include Belwood immediately south of the site. Site description: Modern improved arable fields with native hedgerow boundary.
Existing urban edge	The site is clearly detached from the urban edge by the by-pass and associated screen planting.
Trees and hedges	Native hedgerow to the west boundary. Structure planting on the A61 Ripon Bypass to the north.
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	Mixed employment and residential (assume 30+ dwellings per ha)
Physical Sensitivity	Open countryside contributes to setting of the town.
Visual Sensitivity	Site is reasonably well enclosed by structure planting to the north, hedgerow to the east and trees associated with Belwood to the south. Views of Ripon Catherdral from the PRoW which crosses the site.
Anticipated landscape effects	Effect on key views of the cathedral is the main concern. The southeast part of the site lies within a key cathedral view on approach to the city. Buildings should also be low and not impinge on view lines. This is an important approach to the town and any inappropriate development is likely to adversely affect the visitor's 'first impression' of Ripon.
Potential for mitigation and opportunities for enhancement	The aim is to protect and enhance key views of the cathedral and conserve and enhance landscape pattern. Signifacnt space required for green infrastructure that includes large native tree species as part of the street scene.
Likely level of landscape effects	Medium to large scale adverse effects due to the scale of the proposed development outside the development limit and detached from the urban edge.
Adjacent sites/cumulative impacts/benefits	R16 adjacent to the east - if developed in conjuction may offer greater opportunities to mitigate development and better integrate with the surrounding countryside.

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.	Yellow

Summary conclusion	The landscape has some capacity for change with allowance for large areas for green infrastructure to link with adjacent designed landscape and intergrate development with the surrounding countryside.

Settlement: Ripon

Site: R17 (Land at Bellwood Farm, Ripon)	
Natural and Built Heritage Assessments	**Type: Conservation and Design**
Conservation and Design Site Assessment	
Heritage designations potentially affected by development of the site.	Ripon Cathedral (GILB) (SAM).
Known non-designated heritage assets potentially affected by development of the site.	Bellwood Farmhouse; Bellwood Lodge.
Commentary on heritage assets.	Distant but significant views of Ripon Cathedral (GILB) (SAM) from the site. Bellwood Farmhouse: C19th gabled house. Slate roof, brick, sash windows. Locally distinctive frontage building that has been substantially added to and enlarged to the rear. Bellwood Lodge: Single storey Victorian gatehouse. Gabled with broad slate roof that continues frontward as a wide veranda style porch. Render with ashlar dressings to openings. Locally distinctive.
Topography and views	Gentle fall to east away from A61 up to east boundary. To the east of this boundary the land is considerably flatter. The screen planting along the A61 (to the west of the site) is of such a thickness and pervasiveness that it virtually screens the site and the adjacent countryside from view. However, from within the site, there are fairly long distance views over what is the fairly flat and broad valley floor of the Ure to the south and east of the A61 in the direction of Littlethorpe. This area is bounded in the distance by the rising land to the east of the Ure. Views are only limited by the presence of trees and woodlands. Significant views of Ripon Cathedral (GILB) (SAM) on approaching Ripon from the south and south-east.
Landscape context	The wider landscape comprises woodland clumps and individual trees creating dispersed views. The landscape is characterised by agricultural fields scattered with individual farmsteads, the dispersed village of Littlethorpe to the east and an area of parkland at Bellwood to the south. Arable fields with good hedgerow boundaries. This landscape contrasts with the enclosed character of the Quarry Moor LNR and the urban fringe landscape within the dense vegetation screens flanking the Ripon bypass.
Grain of surrounding development	The site is clearly detached from the urban edge by the by-pass and associated screen planting. Bellwood Farm: historic farmstead more or less completely replaced by small business units and a combination house / business premises. Buildings set a good distance back from and down from the A61 and heavily screened to north and west. Buildings loosely arranged around large open yard. Separate detached dwelling 'Criffel' is closer to the road and is hence more prominent. Bellwood Lodge: gatehouse almost adjacent to A61. Stands at edge of parkland estate of detached house 'Bellwood' and associated buildings. This parkland is dotted with trees and has a particularly dense tree belt where it adjoins the site.
Local building design	Bellwood Farm: Modern broad gabled sheds with rolled metal roofs and cladding. Not locally distinctive. Bellwood Farmhouse: C19th gabled house. Slate roof, brick, sash windows. Locally distinctive frontage building that has been substantially added to and enlarged to the rear. Criffel, Bellwood Farm: 1960s / 1970s dormer bungalow with full height feature gable. Light coloured brick with artificial pantile roof. Not locally distinctive. Bellwood Lodge: Single storey Victorian gatehouse. Gabled with broad slate roof that continues frontward as a wide veranda style porch. Render with ashlar dressings to openings. Locally distinctive.

Features on site, and land use or features off site having immediate impact.	Arable fields. Mix of fence, post and wire and hedge boundaries. Single lane vehicle access (used by Bellwood Farm) off A61. Good tree line and high hedge boundary to west edge along A61.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion	Development of the site would impact on key views of the cathedral. The southeast part of the site lies within a key cathedral view on approach to the city. This is an important approach to the town and any inappropriate development is likely to adversely affect the visitor's 'first impression' of Ripon. The harm could be mitigated, in part, by keeping the buildings low to avoid impinging on view lines. However this would not address the harm to local distinctiveness caused by the fact that the site is clearly detached from the urban edge by the by-pass and associated screen planting.

Settlement: Ripon

Site: R17 (Land at Bellwood Farm, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Quarry Moor SSSI just over A61 to west.
SSSI Risk Zone	Natural England require consultation on all planning applications except householder applications for most of the western part of site. No requirement for consultation on residential development to east of this.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows, arable farmland, woodland (adjacent).
Phase 1 Survey Target Notes	P1HS undertaken in 2015 for EIA Screen.
Sward	Large scale arable fields, with some field margins.
Trees and Hedges	Boundary hedges, with occasional trees. Copse on boundary near Bellwood Lodge and screen planting for bypass to north.
Presence of Trees that Merit TPO	Mature boundary and on-site trees may benefit from TPO protection.
Water/Wetland	Small, possibly temporary pond on boundary near Greystones Farm.
Slope and Aspect	Generally flat.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 46 South Ripon Farmland - •“Encourage planting of gaps in existing hedgerows and planting of new hedgerow trees.” • “…It would benefit habitats and landscape diversity to develop a woodland network linking existing blocks and the well treed dismantled railway.”
Connectivity/Corridors	The site lies between urban Ripon (separated by the bypass) and a network of large arable fields to the south and of smaller pastures to the east, where field boundaries link into the disused railway and canal corridors. Quarry Moor SSSI to the west over the A61. Development south of the bypass ought to require a green link accross it to interconnect the town with the countryside to the south.
GI/SUDS Opportunities (for biodiversity)	Opportunity for Suds to enhance habitat linkages for great crested newt. Opportunities for boundary planting and enhancement.
Protected Species	Nesting birds and bats likely to utilise boundary trees and hedgerows. GCN breeding ponds occur (over roads) to east (c.300m) and west (c.550m). Potential for badger in adjacent woodland.
BAP Priority Species	Potential for priority species of birds of arable farmland and brown hare.
Invasive Species	Not known.
Notes	Eastern part of site was R4b(1) 2010 (amber).

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	There may be potential for increased recreational disturbance to Quarry Moor SSSI from major development just over the A61 and perhaps possibility of impact on the SSSI through provision of access to the site. (e.g. should a new roundabout be required). Great crested newts are known to occur to the east and west of the site so potential to impact on habitat linkages would require to be assessed and mitigated for. There may be opportunities to enhance green infrastructure through Suds and linkages between GI corridors south and west of Ripon including a link over the bypass to interconnect the town with the countryside to the south. A full ecological assessment would be required.

Settlement: Ripon

Site: R17 (Land at Bellwood Farm, Ripon)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. However, I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R18 (Bellwood Farm, Ripon)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located at A61 junction with Ripon Bypass, couth of on the southeast side of the roundabout. LCA46: South Ripon Farmland
Landscape description	Area description: The wider landscape is moderate to large scale and reasonably well wooded with clumps and individual trees creating dispersed views. The landscape is balanced and simple comprising tended agricultural fields with scattered individual farmsteads. The area contains designed landscapes. Site description: The site is currently a farmstead with a mix of uses.
Existing urban edge	Site detached from urban edge by A61 and Quarry Moor roundabout. Urban edge on north side of A61 mix of employment and residential use with bypass structure planting marking the edge.
Trees and hedges	Structure planting outside the site boundary.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape character not particularly sensitive to the loss of this small field and change in built form in this location.
Visual Sensitivity	Small site reasonably well enclosed with main views from the east already aware of existing development.
Anticipated landscape effects	Loss of small field and change to existing built form.
Potential for mitigation and opportunities for enhancement	Limited due to size of site. Retain existing vegetation and add several large trees to east boundary (not a solid block.)
Likely level of landscape effects	Small scale due to loss of small field and change to setting of existing buildings and their context in the landscape.
Adjacent sites/cumulative impacts/benefits	R17 and R16 - larger site surrounding this site to the south and east.

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: Low – key distinctive characteristics are robust; typically a low valued landscape where landscape condition may be poor with few notable components that contribute to the character of the area. There may be existing reference or context to the type of development being proposed resulting in a lower susceptibility to change.	Dark Green
Capacity Rating: High – the area is able to accommodate the type and scale of development proposed without detriment to landscape character and visual amenity taking into account the opportunities for appropriate mitigation and enhancement.	Dark Green

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	There is capacity for this small site to be developed with little detriment to landscape character.

Settlement: Ripon

Site: R18 (Bellwood Farm, Ripon)	
Natural and Built Heritage Assessments	**Type: Conservation and Design**
Conservation and Design Site Assessment	
Heritage designations potentially affected by development of the site.	Ripon Cathedral (GILB) (SAM).
Known non-designated heritage assets potentially affected by development of the site.	Bellwood Lodge; Bellwood Farmhouse.
Commentary on heritage assets.	Significant views of the Cathedral (GILB) (SAM) on approaching Ripon from the south and south-east- along A61 and Knaresborough Road. Bellwood Lodge: Single storey Victorian gatehouse. Gabled with broad slate roof that continues frontward as a wide veranda style porch. Render with ashlar dressings to openings. Locally distinctive. Bellwood Farmhouse: C19th gabled house. Slate roof, brick, sash windows. Locally distinctive frontage building that has been substantially added to and enlarged to the rear.
Topography and views	Gentle fall to east away from A61. The screen planting along the A61 (to the west and east of the site) is of such a thickness and pervasiveness that it virtually screens the site and the adjacent countryside from view. However, from within the site, there are fairly long distance views over what is the fairly flat and broad valley floor of the Ure to the south and east of the A61 in the direction of Littlethorpe. This area is bounded in the distance by the rising land to the east of the Ure. Views are only limited by the presence of trees and woodlands. Significant views of the cathedral on approaching Ripon from the south and south-east- along A61 and Knaresborough Road.
Landscape context	The wider landscape comprises woodland clumps and individual trees creating dispersed views. The landscape is characterised by agricultural fields scattered with individual farmsteads, the dispersed village of Littlethorpe to the east and an area of parkland at Bellwood to the south. Arable fields with good hedgerow boundaries. This landscape contrasts with the enclosed character of the Quarry Moor LNR and the urban fringe landscape within the dense vegetation screens flanking the Ripon bypass.
Grain of surrounding development	The site is clearly detached from the urban edge by the by-pass and associated screen planting. Bellwood Farm: historic farmstead more or less completely replaced by small business units and a combination house / business premises. Buildings set a good distance back from and down from the A61 and heavily screened to north and west. Buildings loosely arranged around large open yard. Separate detached dwelling ‘Criffel’ is closer to the road and is hence more prominent. Bellwood Lodge: gatehouse almost adjacent to A61. Stands at edge of parkland estate of detached house ‘Bellwood’ and associated buildings. This parkland is dotted with trees and has a particularly dense tree belt where it adjoins the site.
Local building design	Bellwood Farm: Modern broad gabled sheds with rolled metal roofs and cladding. Not locally distinctive. Bellwood Farmhouse: C19th gabled house. Slate roof, brick, sash windows. Locally distinctive frontage building that has been substantially added to and enlarged to the rear. Criffel, Bellwood Farm: 1960s / 1970s dormer bungalow with full height feature gable. Light coloured brick with artificial pantile roof. Not locally distinctive. Bellwood Lodge: Single storey Victorian gatehouse. Gabled with broad slate roof that continues frontward as a wide veranda style porch. Render with ashlar dressings to openings. Locally distinctive.

Features on site, and land use or features off site having immediate impact.	Bellwood Farm: historic farmstead more or less completely replaced by small business units and a combination house / business premises. Buildings set a good distance back from and down from the A61 and heavily screened to north and west. Buildings loosely arranged around large open yard. Separate detached dwelling 'Criffel' is closer to the road and is hence more prominent. Arable fields. Mix of fence, post and wire and hedge boundaries. Single lane vehicle access (used by Bellwood Farm) off A61. Good tree line and high hedge boundary to west edge along A61.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is unlikely to affect any elements which contribute to the significance of a heritage asset.	Yellow

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
Site re-development provides an opportunity for high quality design.	Dark Green

Summary conclusion	The site is clearly detached from the urban edge by the by-pass and associated screen planting, but constitutes previously developed land suitable for redevelopment, subject to appropriate design, density, building heights, mitigation.

Settlement: Ripon

Site: R18 (Bellwood Farm, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Quarry Moor SSSI c.100 to west (over A61).
SSSI Risk Zone	Natural England do not require consultation for residential development.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	MAB survey in association with 14/01598/FUL.
Phase 1 Survey Target Notes	None.
Sward	Amenity grassland (gardens) plus small species-rich semi-improved grassland present prior to building of bypass.(P1HS 1991) Requires updated survey.
Trees and Hedges	Extensive screen planting for bypass to north and A61 to the west boundary. Hedges and small trees to other boundaries and on site.
Presence of Trees that Merit TPO	Mature boundary and on-site trees likely to merit TPO protection.
Water/Wetland	None on site.
Slope and Aspect	Generally flat.
Buildings and Structures	Modern dwelling plus workshops and offices with approval for conversion.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 46 South Ripon Farmland - •“Encourage planting of gaps in existing hedgerows and planting of new hedgerow trees.” • “…It would benefit habitats and landscape diversity to develop a woodland network linking existing blocks and the well treed dismantled railway.”
Connectivity/Corridors	Screen planting extends along length of the bypass.
GI/SUDS Opportunities (for biodiversity)	Retain planting on site. There may be an opportunity to restore species-rich grassland on site, incorporation of nesting/roosting opportunities for birds and bats into redevelopment.
Protected Species	MAB survey found no evidence of bats in 2014 but evidence of nesting birds which are also likley to utilise trees and shrubs on site.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	14/01598/FUL conversion to holiday accomodation approved.

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion	This site is small-scale with some limited opportunities for habitat enhancement but also some potential for cumulative impact (with R17 & R16) of residential development on Quarry Moor SSSI.

Settlement: Ripon

Site: R18 (Bellwood Farm, Ripon)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits.If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour so far as possible. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from Brownfield sites should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R19 (Land to the east of bypass, Ripon)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	The site is located on the east side of Ripon, east of the A61 Ripon Bypass and west of the River Ure. LCA75: Ure corridor (Ripon to Newby reach)
Landscape description	Area description: Area comprises the corridors of the well wooded Ripon Canal and River Ure east and south of Ripon. Intensive informal recreation use across the area. Site description: The site comprises modern improved fields largely in flood plain on the west bank of the River Ure.
Existing urban edge	Site is separated from the urban edge by A61 Ripon bypass and associated structure planting.
Trees and hedges	Scrub, trees and remnent hedgerows across the site. Banks of the Ure are tree lined.
Landscape and Green Belt designations	Special Landscape Area World Heritage site buffer through the site linked to views of cathedral from WHS.
Description of proposal for the site	Mixed use residential and employment (proportions unknown.) Flood defence would be required.
Physical Sensitivity	Loss of large area of lowlying flood plain fields
Visual Sensitivity	Views from Ripon Rowell walk that passes by the southern end of the site. Overlooked by the A61 bypass but screened by structure planting. Potentially development could be seen in background of views from WHS to cathedral
Anticipated landscape effects	Loss of field and introduction of mixed built form that would require flood defence works that would impact further.
Potential for mitigation and opportunities for enhancement	Little potential to mitigate the impact of any development on this site to reduce harm due to the nature of the site in floodplain. A large buffer adjacent to the river would be necessary and significant integral green infrastructure would be required to
Likely level of landscape effects	Large scale adverse effects as a result of the loss of fields that contribute to the setting of the town.
Adjacent sites/cumulative impacts/benefits	None adjacent

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development on the land would be likely to result in the loss of woodland or trees the impact of which cannot be fully mitigated.	Orange

Summary conclusion	The landscape has no capacity for development at this site due to its importance to the setting of Ripon as well as its contribution to the character of the river corridor.

Settlement: Ripon

Site: R19 (Land to the east of bypass, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	Ripon disused railway 50m to the west.
BAP Priority Habitats	Flowing Water (River Ure), ponds, arable farmland.
Phase 1 Survey Target Notes	None.
Sward	Mostly arable, improved pasture (northern strip), unimproved/semi-improved grassland.
Trees and Hedges	Lines of riparian trees, field boundary trees and hedgerows.
Presence of Trees that Merit TPO	Many significant trees likley to merit TPO protection.
Water/Wetland	Ponds, River Ure (River Skell confluence just to the south). The majority of the site falls within the floodplain.
Slope and Aspect	Flatish terraces at different levels parallel with the river, undulating pasture to the west above the floodplain.
Buildings and Structures	None on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 75 Ure Corridor Recreation Area (Ripon to Newby reach) - • “Encourage the maintenance and reinstatement of wooded river and canal corridors.” • “New development requires a landscape scheme integral to proposals…”
Connectivity/Corridors	The site is set within the strategically important River Ure green infrastructure corridor and its confluence with the River Skelll, isolated from urban development north of the confluence by the bypass.
GI/SUDS Opportunities (for biodiversity)	Potential for recreation of floodplain habitats, new planting of native trees and shrubs and wildflower meadows.
Protected Species	Potential for great crested newts, otter and bats and breeding birds.
BAP Priority Species	May be priority bird species of arable farmland and brown hare; priority species of fish in the Rivers Ure and Skell.
Invasive Species	Himalayan balsam occurs along the River Ure corridor.
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Significant adverse effects on designated sites (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.	Red

Summary conclusion	Development of the river flood plain would be likely to have significant adverse ecological consequences as healthily functioning river floodplains are essential to maintain the high ecological quality of rivers. This site encompasses an important suite of semi-natural habitats and farmland which contributes significantly to the regionally important River Ure green-infrastructure corridor and its confluence with the River Skell. Habitats include areas of riparian flood meadow, ponds and scrub. Likely to support several protected species. Some smaller areas of arable farmland may be capable of development given generous provision of green infrastructure enhancement of the river corridor.

Settlement: Ripon

Site: R19 (Land to the east of bypass, Ripon)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, this site is situated wholly in flood zones 2 & 3, development in flood zones 2 & 3 should be avoided where possible. We are aware of significant flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that flood risk is not increased.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Very adverse effects of additional surface water discharge on nearby watercourse where mitigation would be unlikely.	Red

Settlement: Ripon

Site: R20 (Land adjacent to The Beeches, Ripon)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	The site is located on the north side of Ripon west of the A61 bypass off Magdalens Gardens. LCA75: Ure corridor (Ripon to Newby reach)
Landscape description	Area description: Area comprises the corridors of the well wooded Ripon Canal and River Ure east and south of Ripon. Intensive informal recreation use across the area. Site description: Grass fields on east side of Ripon providing a buffer between the city and the bypass and the setting for historic buildings.
Existing urban edge	Historic site that provides a buffer between the bypass and the edge of the city and its Conservation Area. Historic terrace on Magdalens Road overlooks POS and fields that make up this site as well as the Chapel of the Hospital of St. Mary Magdalene
Trees and hedges	Overgrown hedgerows and some mature trees.
Landscape and Green Belt designations	Special Landscape Area for the northern half of the site. Conservation Area (Part of the site on the west side.) Setting for Grade 1 and grade 2 listed buildings including two structures on former railway line to the east boundary.
Description of proposal for the site	Mixed emplopment and residential (assume 30+ dwellings per ha)
Physical Sensitivity	The river corridor landscape is sensitive to the loss of fields that would interupt the corridor landscape. The site is also important to the setting of the town.
Visual Sensitivity	Viewed from adjacent roads and the North Road bridge over the River Ure. Also visible from Paddy's Park POS. Screened from the A61 by structure planting along the road. Views of the catherdral through trees in winter.
Anticipated landscape effects	Loss of green buffer comprising fields in the river corridor at the city edge
Potential for mitigation and opportunities for enhancement	Potentially opportunity for additional mitigation through incorporation of significant areas of green infrastructure to link with the river corridor.
Likely level of landscape effects	Large scale effects due to the loss of fields that provide the setting for the town and historic buildings that cannot be replaced due to the location of the bypass.
Adjacent sites/cumulative impacts/benefits	R21 to the south

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO.	Red

Summary conclusion	There is little capacity for the landscape to accept change that would result in the loss of fields in the river corridor and the introduction of a mix of building types. There may be capacity for some development at the southern end of the site provided there is a buffer to the setting of historic features and the river corridor.

Settlement: Ripon

Site: R20 (Land adjacent to The Beeches, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	Adjacent to Ripon disused railway SINC.
BAP Priority Habitats	Pond, hedgerows, woodland (adjacent).
Phase 1 Survey Target Notes	TN49 (disused railway SINC - neutral grassland largely since invaded by scrub.
Sward	Improved pasture.
Trees and Hedges	Wooded disused railway track forms the eastern site boundary. Trees and hedges bound the southern field except along Magdaelens Road. Other mature trees and some developing scrub in the northern part of site.
Presence of Trees that Merit TPO	Mature boundary and on-site trees may merit TPO protection.
Water/Wetland	Pond in northern part of site.
Slope and Aspect	Generally flat except pond to north lies in a pronounced hollow.
Buildings and Structures	The Beeches is a large brick farmmhouse with slate-tiled roof and associated agricultural buildings.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 75 Ure Corridor Recreation Area (Ripon to Newby reach) - • “Encourage the maintenance and reinstatement of wooded river and canal corridors.” • “New development requires a landscape scheme integral to proposals…”
Connectivity/Corridors	Lies within River Ure regionally important strategic GI corridor R16. The site links the River Ure corridor and disused railway SINC with the green infrastructure of Ripon.
GI/SUDS Opportunities (for biodiversity)	Pond and surrounding habitat could be enhanced for wildlife.Thre may be an opportunity to buffer and contribute to the restoration of the SINC grassland along the railway. Enhance site boundary planting.
Protected Species	Possibility of Great Crested Newts in the pond (known to breed within 0.5 km to NW). Nesting birds may use trees and shrubs and possibly some of the buildings. Bats may roost in the more mature trees and buildings of Beeches farmstead and adjacent St Mary Magdalen Church. Potential for badgers in the vicinity.
BAP Priority Species	Not known.
Invasive Species	Himalayan Balsam occurs in northern field.
Notes	R4a, R4d and R4006 (red) in 2010.

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	The site links the River Ure corridor and disused railway SINC with the green infrastructure of Ripon. Requirement to maintain generous green infrastructure likely to limit extent/intensity of any development, especially northern part of the site. Borderline red. There may be an opportunity to buffer and contribute to the restoration of the SINC grassland along the railway. The pond in the northern part of the site may support great crested newts. Potential for other protected species. Requires full ecological survey.

Settlement: Ripon

Site: R20 (Land adjacent to The Beeches, Ripon)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. Nevertheless, the site appears to be situated directly to, & surrounded by flood zones 2 & 3. The south eastern corner of the site merges into flood zone 2. We are aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Surface water discharge from currently undeveloped areas should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour so far as possible. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from Brownfield sites should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing sewers/watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee). The Environment Agency is responsible for administering matters attaining to Main River. As such, if the surface water outfall includes discharge to the River Ure the Agency should be consulted

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R21 (Land at Rotary Way, Ripon)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located south of Rotary Way, west of the A61 Ripon Bypass and North of Alicey Road. Site is within the development limit.
Landscape description	Neglected field within the development limit for Ripon. Surrounded by housing on three sides.
Existing urban edge	Mix of 20th century housing with gardens backing onto the site.
Trees and hedges	Structure planting linked to A61 bypass to north boundary.
Landscape and Green Belt designations	Within development limit. In WHS buffer linked to views of catherdral from WHS.
Description of proposal for the site	Mixed employment and residential (assume 30+ dwellings per ha)
Physical Sensitivity	The townscape has some sensitivity to loss of green field that does provide some integration.
Visual Sensitivity	Overlooked by neighbouring properties but otherwise well enclosed. Development could potentially be seen in views of catherdral from WHS, this would depend on height of buildings.
Anticipated landscape effects	Loss of green space on urban edge that contributes to setting although it is isolated from neighbouring green areas by roads and housing.
Potential for mitigation and opportunities for enhancement	Green infrastructure and restricted heights to buildings in relation to views of the catherdal would contribute to integration of any development.
Likely level of landscape effects	Medium to small scale effects due to the loss of the field.
Adjacent sites/cumulative impacts/benefits	R20 on the north side of Rotary Way.

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: High/medium – the area is able to accommodate the type and scale of development proposed with some minor detriment to landscape character and visual amenity that could be reduced with appropriate mitigation and enhancement.	Light Green

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green

Summary conclusion	The landscape has capacity to accept development on this site assuming building heights and locations take account of views of the catherdral and green infrastructure is incorporated.

Settlement: Ripon

Site: R21 (Land at Rotary Way, Ripon)

Natural and Built Heritage Assessments — Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	A section of the Ripon Disused Railway SINC, which supports neutral grassland and scrub lies within 200m - although this is the far side of Rotary Way.
BAP Priority Habitats	"Semi-improved neutral grassland" may qualify as Lowland Meadow although this may have since been lost to ecological succession.
Phase 1 Survey Target Notes	TN 48 - "Field of semi-improved neutral grassland in an area of gypsum subsidence. Scattered patches of tall ruderal dominated variously by Epilobium hirsutum and Cirsium arvense. Goldfinches feeding".
Sward	Ungrazed tall vegetation - marshy in parts.
Trees and Hedges	Screening belts of trees along Rotary Way and Ripon By-Pass. Boundary hedgerow to east. Scattered scrub beginning to develop.
Presence of Trees that Merit TPO	Screening belts may benefit from TPO protection.
Water/Wetland	Wetter areas occur on site (possibly associated with gysum sinkage).
Slope and Aspect	Generally flat.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	Urban - Not Applicable.
Connectivity/Corridors	Site links into Ripon disused railway SINC and bypass planting.
GI/SUDS Opportunities (for biodiversity)	Opportunity to develop Suds wetland onsite.
Protected Species	Potential to support GCN (although may be isolated from breeding ponds by roads). Nesting birds will utilise boundary trees & hedgerows.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	Frontage subject of 13/04645/OUTMAJ (withdrawn).

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	Semi-improved neutral grassland recorded in 1990s may have given way to taller marshy vegetation which may support valuable habitats and proteced species. Full ecological survey required.

Settlement: Ripon

Site: R21 (Land at Rotary Way, Ripon)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located wholly within flood zone 2. Whilst I accept that flood defence work has been undertaken to the River Ure by the Environment Agency, I recommend an FRA is still required to ensure all possible sources of flooding have been considered in order to protect the site & neighbouring land. We are aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R23 (Former Ripon Cathedral Choir School)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located south east of Ripon off Whitcliffe Lane LCA45: West Ripon Rivers Laver and Skell Confluence
Landscape description	Area description: The wider landscape comprises the final reaches of the River Skell and River Laver corridors at their meeting point west of Ripon. Site description: The site consists of a medium sized rectangular shaped parcel of land comprising the former Cathedral Choir School of Ripon. The school buildings occupy a small part of the southeastern corner of the site. The remaining areas are laid out as school playing fields and outdoor spaces serving the classrooms.
Existing urban edge	The site projects substantially beyond the existing development limit but it appears well integrated with the urban edge because of the strong woodland belts to the north and the west. There is, however, limited screening along the existing urban edge to the south leaving exposed views towards the housing.
Trees and hedges	Several TPO trees on site.
Landscape and Green Belt designations	Existing Recreation Open Space Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha.)
Physical Sensitivity	The landscape and setting of Ripon have some sensitivity to the loss of the openess of the playing fields to development
Visual Sensitivity	The site is well contained due to the dense woodland belt along the north and west boundaries. There are also large mature trees in the triangular parcel of land between the school and the road frontage, which provide a pleasant and attractive setting for the school as well as some screening. There are views of the cathedral across the site from informal POS that would be affected.
Anticipated landscape effects	Development would result in the loss of recreation land, otherwise there would be no significant landscape effects arising providing the peripheral tree screening is left intact and enhanced in parts.
Potential for mitigation and opportunities for enhancement	The existing school buildings and walled garden are historic features that should be protected to enhance the landscape character of the area. The small triangular area of land between the school and Whitcliffe Lane frontage should be left undeveloped to preserve the existing landscape setting of the school buildings and enhance the semi rural character of the Whitcliffe Lane. There are strategic views across the site from the southwest corner towards Ripon Cathedral, which should be protected and enhanced in any new development proposal. All other large mature trees (some sycamore and pine) should also be retained as mitigation especially in views from Whitcliffe Lane.
Likely level of landscape effects	Medium scale adverse effects with mitigation.
Adjacent sites/cumulative impacts/benefits	None

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: High/medium – the area is able to accommodate the type and scale of development proposed with some minor detriment to landscape character and visual amenity that could be reduced with appropriate mitigation and enhancement.	Light Green

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO.	Red

Summary conclusion	There are opportunities for mitigation which increase the capacity of the landscape to accept the development of this site with reduced detriment to landscape character.

Settlement: Ripon

Site: R23 (Former Ripon Cathedral Choir School)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	None
Known non-designated heritage assets potentially affected by development of the site.	The principal school building.
Commentary on heritage assets.	In the mid to late nineteenth century a horse racing track and cricket ground were established on the site. A grandstand was built next to Red Bank Lane by 1880. The grandstand, becoming redundant, was much altered and converted into a pair of semi-detached houses. These houses were extended and converted to form the Cathedral Choir School in 1960. The 1960s school extensions are not considered to be of any particular interest. The former semi-detached houses with their tall arched sash windows, canted bays, stepped brick eaves and substantial corniced chimneys are considered to be of architectural and historic interest. The principal building should remain, and space about it left open to preserve and enhance its setting.
Topography and views	Land falls generally northwest towards the River Skell. The trees on the boundaries limit views out to open land beyond the north and west of the site.There are views into and out of site from Whitcliffe Lane and footpaths bordering the site. There are good views to northeast of the Minster skyline.
Landscape context	The site is at the edge of the settlement.
Grain of surrounding development	The area is characterised by suburban development, its grain is quite tight. Detached and semi-detached houses are set behind small front gardens, with fairly small gaps between, on some streets they are a drive width apart. Whitcliffe Drive notably has detached houses gable onto the street, so they have narrower frontages.
Local building design	On site the principal school building was a pair of Edwardian semi-detached houses. The building is large in scale; generous two storeys with rooms in the roofspace. It is of red brick with yellow brick dressings, and has a hipped slate roof, bay windows, prominent chimneys, and polychromy decoration to rear. Later extensions to side and rear are not attractive. Other school buildings on site are a mix of timber and felt temporary classrooms and cricket pavilion, and brick and corrugated sheet buildings, all mid-to-late twentieth century. and not locally distinctive. Housing in the area is twentieth century and houses are predominantly two storey. There is a mix of hipped roofs and gabled roofs. Some houses are gable onto the road, rather than traditional eaves facing the road. Materials are predominantly red brick, there are some buff brick and render houses. Roofs are finished in slate, artificial tile or concrete pantiles. There are bay windows or slightly projecting gabled bays to most houses.
Features on site, and land use or features off site having immediate impact.	The principal building and other school buildings are in the southeast corner of the site. To the north and west is open land. The other boundaries are with existing housing, and the amenity of residents should be protected. There are a number of protected trees on the site: along the northern boundary towards the east end; along the eastern boundary towards the north end; a group near the southern boundary; individual trees along the southeast boundary and individuals nearer the school buildings. There are other trees on the northern and western boundaries of less value. Also there were sand and gravel quarries to the north and east of the site.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange
Summary conclusion	The principal school building should be retained. The land to its south and the area surrounding the building should remain open to provide a satisfactory setting to this large building. The trees should be retained, and houses set away from trees to ensure their long-term preservation and adequate amenity within houses and gardens. Housing density will not be high because of these constraints on a site at the edge of the settlement.

Settlement: Ripon

Site: R23 (Former Ripon Cathedral Choir School)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	Hell Wath Local Nature Reserve within 50m to north.
BAP Priority Habitats	None.
Phase 1 Survey Target Notes	Ripon P1HS Ripon P1HS 1992 TN 25 & 27 for Hell Wath LNR and TN 29 for Atkinson's Quarry (Ecological Report for the Choir School by Moira Smith, 2005).
Sward	Amenity grassland, neglected semi-improved neutral grassland (triangle in front of school).
Trees and Hedges	There are a number of mature trees (including sycamore, maple, lime, beech and a pine) in the triangular area in front of school and around the school building which are protected by a TPO (16/2001). Other trees on site are relatively newly planted amenity trees predominantly in the north east corner of the site together with some fragmentary remnants of old hedgerows. There is screen planting beyond the site boundaries on HBC leased land to the west, north and NE.
Presence of Trees that Merit TPO	Mature trees covered by TPOs.
Water/Wetland	None.
Slope and Aspect	Generally flat.
Buildings and Structures	The main building is red brick, 2 ½ storey with a hipped slate roof and prominent chimneys. Other buildings on site are a mix of modern timber and felt temporary classrooms and the cricket pavilion.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 45 West Ripon Rivers Laver and Skell Confluence, Aim: • "To protect and enhance river corridor habitats and integrate with recreational use." • "Promote appropriate woodland and tree management along the river corridor."
Connectivity/Corridors	The site is adjacent to Hell Wath Fields, part of an extremely important GI corridor for wildlife and for people. The corridor runs along the River Skell from Ripon, via Hell Wath LNR and sympathetically managed private land to parkland at Studley Park and Fountains Abbey. To the SW, W, N and NE, beyond the woodland planting belt around the school, lie Hell Wath Fields. The site of a former gravel quarry, it supports developing neutral grassland and is managed for amenity and nature conservation. Hell Wath fields buffer Hell Wath Local Nature Reserve, which supports species-rich neutral and calcareous grassland and riparian woodland. To the S and E is relatively dense suburban development with a network of small gardens.

GI/SUDS Opportunities (for biodiversity)	Development of the site might impinge on a very important green corridor, which would require compensatory habitat enhancement of the adjacent higher quality areas to the west, north and north east (e.g. restoration of Atkinson's Quarry, which now no longer qualifies as a SINC due to neglect). Existing mature trees should be retained and development should not be over-intensive. Should the triangle of grassland to the front of the school be retained, this could be managed and enhanced as a wildflower meadow but may be too small to support public access, without being destroyed e.g. by dog fouling.
Protected Species	A bat survey in 2005 showed considerable usage of the site by foraging bats but found no evidence of roosts in any of the buildings. However the main building has clear bat roost potential and limited potential roosting places were also identified in other buildings. Bats may also roost in the mature trees on site. Birds are likely to nest in the trees and shrubs on site and some species are likely to use the main building and outbuildings.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	R3005 (2010) amber; Ecological surveys accompanied 05/05910/OUTMAJ and 15/04168/FULMAJ. Current App.

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	Existing mature trees should be retained and development should not be over-intensive.Development of the site might impact on the important green corridor along the River Skell between Ripon and Studley which would require compensatory habitat enhancement. Should the triangle of grassland to the front of the school be retained, this could be managed and enhanced as a wildflower meadow but may be too small to support public access.

Settlement: Ripon

Site: R23 (Former Ripon Cathedral Choir School)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. However, I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Drainage strategies for Brownfield areas should provide characteristics, which are similar to Greenfield behaviour, therefore surface water from currently developed areas should be reduced by a minimum 30% of existing peak flows. The drainage design for areas of the site that are not currently developed should be calculated using Greenfield rates (1.4l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change and surcharging the drainage system can be stored on site without risk to people or property and without increasing the restricted flow rates to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, on site storage requirements, existing peak flow rates, proposed peak flow rates, survey results showing existing drains/watercourses/sewers, outfall location and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R24 (Deverell Barracks, Ripon)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site situated at Deverall Baracks Ripon. Adjacent Character Area LCA77: North Ripon Farmland
Landscape description	Area Description: A moderate to large-scale open and gently rolling landscape consisting of arable and pasture land. There are extensive views from higher ground. Fields are defined by managed hedgerows with the landscape interspersed with woodland blocks. The landscape is balanced with large open areas punctuated by farmsteads. Site Description: Existing site access is from Chatham Road off Clotherholme Road. The site comprises of a variety of built form including rows of single storey timber barracks and brick ancillary buidings including residential accommodation and workshops. A large parade ground/car park is situated in the centre of the site with the overall site gently sloping down to the west towards the River Laver. There are prominent avenues of mature trees along many of the intenal roadways and groups of trees within grassed open space areas.
Existing urban edge	The barracks site is bounded on two sides by residential development outside of the perimeter security fence along Tabard Avenue, Wemyss Road and Lark Hill Crescent.
Trees and hedges	There are numerous mature avenue trees along internal roadways and tree groups within open space areas. All trees appear to be managed and well maintained
Landscape and Green Belt designations	N/A
Description of proposal for the site	Assume residential (assume 30+ dwellings per ha)
Physical Sensitivity	This brownfield site contains a large proportion of built form which already extends the urban edge of Ripon to the north westimpacting on the adjoining character area.
Visual Sensitivity	The site gently rises from west to east as part of the River Laver valley side with long distance views out into the open countryside to the west and north west.particularly from higher areas of the site.Views into the site are also possible from Kirby Road to the north
Anticipated landscape effects	Any development of the site should retain existing mature trees. Residential development would however remove the single storey barracks and replace with two storey housing units, adding to built form massing . Built form should be limited to lower parts of the site wiith higher areas retained as open space both for visual and recreational purposes
Potential for mitigation and opportunities for enhancement	The large areas of open space currently accommodate a large number of mature trees which should be retained and extended. Green Infrastructure initiatives should be incorporated into the development to be used as the principal design framework within which built form is accommodated
Likely level of landscape effects	Small scale adverse landscape affects within this urban setting which currently consists of buidings wiithin grassed open spaces. Mitigation planting should be provided to filter views into the development
Adjacent sites/cumulative impacts/benefits	R13 and R25 to the west and north west respectively. Should R25 in particular be developed, which adjoins the site, the combined area should be designed as one integrated development

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: Medium/low – key distinctive characteristics are resilient to change, typically a medium/low valued landscape where landscape condition may be fair with some existing reference to context to the type of development being proposed.	Light Green
Capacity Rating: High/medium – the area is able to accommodate the type and scale of development proposed with some minor detriment to landscape character and visual amenity that could be reduced with appropriate mitigation and enhancement.	Light Green

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	This is a large site that is important to the setting of Ripon from the west and north west. Minor changes to the key characterisitics of this urban site are likely due to built form intensification which would have some adverse effects.The landscape however has capacity to accept the type of development proposed due to its existing development baseline its scale and location

Settlement: Ripon

Site: R24 (Deverell Barracks, Ripon)

Natural and Built Heritage Assessments — Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Cow Myres & Ripon Parks SSSIs approx. 2 km away.
SSSI Risk Zone	Natural England require consultation on residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Hardstanding dominates but amenity grassland occurs between buildings - sward very likely improved.
Trees and Hedges	External boundary hedgerows, scattered trees mostly sub-mature ornamental trees
Presence of Trees that Merit TPO	Some of the trees on site may merit TPO protection.
Water/Wetland	None.
Slope and Aspect	Generally flat.
Buildings and Structures	Mostly wooden barracks buildings.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	Not applicable - urban.
Connectivity/Corridors	Generally poor quality habitat on the north western edge of Ripon.
GI/SUDS Opportunities (for biodiversity)	Redevelopment may provide the opportunity to enhance boundary and other habitat features within the wider corridor of the River Laver.
Protected Species	Some potential for the presence of bats and nesting birds in association with the buildings and trees on site.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
No adverse impact, potential for enhancement and net gains to biodiversity.	Dark Green

Summary conclusion	Existing trees and hedges should be retained. Some potential for protected species e.g. bats nesting birds to utilise buildings. Opportunities should be sought for biodiveristy enhancement and creation of green infrastructure, perhaps concentrating on more important habitat at the adjacent Laver Banks training area.

Settlement: Ripon

Site: R24 (Deverell Barracks, Ripon)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. However, I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Drainage strategies for Brownfield areas should provide characteristics, which are similar to Greenfield behaviour, therefore surface water from currently developed areas should be reduced by a minimum 30% of existing peak flows. The drainage design for areas of the site that are not currently developed should be calculated using Greenfield rates (1.4l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change and surcharging the drainage system can be stored on site without risk to people or property and without increasing the restricted flow rates to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, on site storage requirements, existing peak flow rates, proposed peak flow rates, survey results showing existing drains/watercourses/sewers, outfall location and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R25 (Claro Barracks, Ripon)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site situated at Deverall Baracks Ripon. Adjacent Character Area LCA77: North Ripon Farmland
Landscape description	Area Description: A moderate to large scale open and gently rolling landscape consisting of arable and pasture land. There are extensive views from high ground. Fields are defined by managed hedgerows with the landscape interspersed with woodland blocks. The landscape is balanced with large open areas punctuated by farmsteads. Site Description: Existing site access is from Chatham Road off Clotherholme Road. The site comprises of a variety of built form including threestorey residential accommodation, sports hall. single storey brick ancillary buidings and extenive areas of workshops.The south west edge of the site adjacent to Clotherholme Road contains a number of sports pitches. There are avenues of mature trees along roadways, including chatham Road site entrance and groups of trees within grassed open space areas.
Existing urban edge	This part of the barracks site is bounded on three sides by open countryside with the south eastern edge a linking with the remainder of the the barracks site. There is currently therefore no interface with residential edges of Ripon from this part of the site.
Trees and hedges	There are several areas of woodland screen planting along the northern boundary of the site togather with a mature hedgerow with development set back from the site boundary.There are also numerous mature trees along a grid of internal avenues and tree groups within open space areas.
Landscape and Green Belt designations	N/A
Description of proposal for the site	Assume part employment and part residential (assume 30+ dwellings per ha)
Physical Sensitivity	This brownfield site contains a large proportion of built form which already extends the urban edge of Ripon to the north west. which impacts on the adjoining character area. The existing development layout consists of a large scale grid pattern which is in contrast to the nearby residential areas of Ripon.
Visual Sensitivity	The site gently rises from west to east as part of the River Laver valley side with long distance views out into the open countryside to the west and north west.. Views into the site are also possible from Kirby Road to the north
Anticipated landscape effects	Development of the site should retain all existing mature trees. The proposed re-development of the site is likely to increase built form massing . Built form should be limited to lower parts of the site wiith higher areas and margiins which interface with the countryside retained as open space both for screenng and recreational purposes
Potential for mitigation and opportunities for enhancement	The large areas of open space currently accommodate a large number of mature trees which should be retained and extended. Green Infrastructure initiatives should be incorporated into the development to be used as the principal design framework within which built form is accommodated
Likely level of landscape effects	Small scale adverse landscape affects within this urban setting which currently consists of buidings wiithin grassed and woodland planted open spaces. Open spaces within the centre of the site in particular are likely to be compartentalised into smaller plot units. Mitigation planting should be provided to filter views into the development
Adjacent sites/cumulative impacts/benefits	R24 and R27 to the east and south west respectively. Should R24 in particular be developed, which adjoins the site, the combined area should be designed as one integrated development

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow
Will it increase the quality and quantity of tree or woodland cover? **Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**	
Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	This is a large site that is important to the setting of Ripon from the west and north west. Minor changes to the key characterisitics of this urban area likely to have some adverse impacts.The landscape has capacity to accept the type of development proposed due to its existing development baseline its scale and location

Settlement: Ripon

Site: R25 (Claro Barracks, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Cow Myres & Ripon Parks SSSIs approx. 2 km away.
SSSI Risk Zone	Natural England require consultation on residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Amenity grassland between buildings and hard-standing.
Trees and Hedges	Northern boundary hedgerows. There are some scattered mature trees and small blocks of screen belt planting, especially to the north and the west.
Presence of Trees that Merit TPO	Mature trees on site likely to merit TPO protection.
Water/Wetland	Small pond on northern boundary, adjacent to another just outside boundary.
Slope and Aspect	Generally flat.
Buildings and Structures	Mostly modern brick and metal sheet built barracks buildings.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	Not applicable - urban.
Connectivity/Corridors	Small blocks of trees contribute to the connectivity between woodland to the north west and that to the south east of the site within the Laver corridor.
GI/SUDS Opportunities (for biodiversity)	Redevelopment may provide the opportunity to enhance boundary and other habitat features within the wider corridor of the River Laver.
Protected Species	Some potential for the presence of bats and nesting birds in association with the trees, hedges and buildings on site.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
No adverse impact, potential for enhancement and net gains to biodiversity.	Dark Green

Summary conclusion	Existing trees and hedges should be retained. Some potential for protected species e.g. bats nesting birds to utilise buildings. Opportunities should be sought for biodiveristy enhancement and creation of green infrastructure, perhaps concentrating on more important habitat at the adjacent Laver Banks training area.

Settlement: Ripon

Site: R25 (Claro Barracks, Ripon)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. However, I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Drainage strategies for Brownfield areas should provide characteristics, which are similar to Greenfield behaviour, therefore surface water from currently developed areas should be reduced by a minimum 30% of existing peak flows. The drainage design for areas of the site that are not currently developed should be calculated using Greenfield rates (1.4l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change and surcharging the drainage system can be stored on site without risk to people or property and without increasing the restricted flow rates to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, on site storage requirements, existing peak flow rates, proposed peak flow rates, survey results showing existing drains/watercourses/sewers, outfall location and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R26 (Auction Mart, Ripon)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located between North Road and Magdalens Road on the north side of Ripon. The site lies well within the built up urban area of Ripon and not within any designated Landscape Character Area.
Landscape description	Area description: Site is within the development limit close to the urban edge but surrounded by residential development. Site description: The site comprises the former Auction Mart site and contains some derelict areas with pens and sheds and includes an open grassland field to the south. There are some woodland areas adjacent to the site's western boundary. Some interesting ground flora at boundary areas of site and also associated with hedgerows. Some edges of the site are open with direct views of site from adjacent housing areas.
Existing urban edge	The site is well integrated with the urban edge and despite not being publicly accessible there are signs of local use for walking and some informal footpaths.
Trees and hedges	There is a good hedgerow running east/west through centre of site and some areas of willow scrub along the east boundary. Also good hedgerows to south and east boundaries.
Landscape and Green Belt designations	Wihtin development limit. Conservation Area surrounds the site and small part of site on North Road is in Conservation Area. TPO on east boundary of auction mart.
Description of proposal for the site	Mixed Residential and employment
Physical Sensitivity	The urban landscape does have some sensitivity to the loss of open ground within the built environment.
Visual Sensitivity	Land rises from the north to small local hill in open field to south. The site is visually well contained by housing and boundary vegetation.
Anticipated landscape effects	Loss of open space in an urban area and change to character of built form.
Potential for mitigation and opportunities for enhancement	Opportunity to incorportate green infrastructure to link to the wider landscape and contribute to the green network. Also opportunity to make most of views of Ripon Cathedral from the higher part of the site.
Likely level of landscape effects	Small scale adverse due to the loss of open space within the built area and possible effects on TPOs.
Adjacent sites/cumulative impacts/benefits	

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: High/medium – the area is able to accommodate the type and scale of development proposed with some minor detriment to landscape character and visual amenity that could be reduced with appropriate mitigation and enhancement.	Light Green

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO.	Red

Summary conclusion	The loss of open ground within the development limit may impact on the Conservationa Area and character of built form but could be mitigated if sufficient green infrastructure allowed concentrating on links to TPOs and views of the cathedral.

Settlement: Ripon

Site: R26 (Auction Mart, Ripon)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	The northern part of the site is within the Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Victorian terraces border the site to the north and south. Historic building group around and including St Mary Magdalen's Chapel.
Commentary on heritage assets.	Most of the site is bounded by Ripon Conservation Area. St. Magdalen's Chapel to the east of the site is listed. Site is within the setting of the LB and the CA.
Topography and views	Views of cathedral to the south. Buildings on North Road significantly higher than site. Good views across site to St Magdalens Chapel, which is elevated above the site.
Landscape context	Low front garden walls, some with railings over. Street trees on North Road. Hedges.
Grain of surrounding development	The area is characterised by terraces, which are set parallel to the road behind the front gardens, except the south facing Almshouses. Spaces between the sides of the buildings are not large. Plot depths are generous, except those on Magadelen's Close, which are an atypical layout.
Local building design	Housing is of two types: the Victorian/Edwardian style of generous proportions, in brick with stone details, slate roofs often with rooms in the roof space, and C20 housing that is not so tall, has lower pitched tiled roofs, and are predominantly brick with horizontal emphasis. Low brick wall boundaries with stone copings common.
Features on site, and land use or features off site having immediate impact.	Open land. Backland site. The land falls to the south west. Good view of the cathedral to the south. Site bound by terraced housing on three sides. Site of the former Station Hotel and former Auction Mart, including dilapidated agricultural sheds, to the north.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion	Development on lower ground in the south western part of the site only. Opportunity to improve landscaped edges to site. Open space should remain around the listed church, which should read as the dominant feature of the site. Views across the site to the Cathedral should be retained and vistas to be used within the site with Cathedral or chapel as backdrop. Layout to provide public open space to maximum benefit. Create spaces of individual character within the site by varying the building density and use of open space. Housing to be in terraces or as semi-detached villas. Scale and character of buildings to reflect the Victorian/Edwardian ones around the site. Blocks could contain apartments to increase density of dwellings. Retain trees and hedges. Development should enhance the area, and the setting of the chapel and CA.

Settlement: Ripon

Site: R26 (Auction Mart, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None impacted.
Sites of Special Scientific Interest (SSSI)	None impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None impacted.
BAP Priority Habitats	Hedgerow Elements of 'open mosaic habitats on previously developed land'(Woodland adjacent).
Phase 1 Survey Target Notes	Ecological survey in 2011, updated 2013 (Ecus).
Sward	TN 44 – species-rich derelict grassland adjacent to site. TN 45 – mixed deciduous woodland adjacent.
Trees and Hedges	Mature secondary Woodland with TPO exists to the west of the site (TN45). There are overgrown hedges with developing belts of trees separating the site from adjacent gardens to the east and south. Areas of scrub developing around the edges of the sight include bramble and Buddleia. A neglected hawthorn hedge runs east west through the centre of site, separating the field from the auction mart. It contains two significant mature ash trees, one with prominent fungal fruiting bodies. N.B. some of these may have been removed since 2010.
Presence of Trees that Merit TPO	Remaining mature trees may be covered by TPO.
Water/Wetland	None on site. Flooding issues.
Slope and Aspect	20m AOD. Land falls generally to south.
Buildings and Structures	The northern part of this site comprises stock-holding pens and hard standing which have very little ecological interest. Existing buildings on site are insubstantial sheds, mostly with asbestos-type roofs. The adjacent derelict Station Hotel is a substantial two storey brick building with a slate roof. N.B. Buildings may have been removed since 2010.
Natural Area	NCA 30: Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	Urban - Not Applicable. See Green Infrastructure SPD.
Connectivity/Corridors	Internal hedgerows link the tree belt along the eastern boundary with woodland to the west. The site links to the River Ure GI Corridor and PROWs via North Road and into POS at Goose Common via secondary woodland. Green footpath link into City via Tower Road and Workhouse Gardens to Allhallowgate. Links to Paddy's Park via Magdalen's Road.
GI/SUDS Opportunities (for biodiversity)	Retain elements of developing brownfield biodiversity to link in with and enhance existing semi-natural habitats e.g. re-creation of magnesian limestone grassland, sensitive native tree and shrub planting and Suds wetland.There may be the opportunity to enhance the adjacent woodland for public access and to enhance green links to the River Ure and into the town.
Protected Species	Small bat roosts confirmed on site in tree and adjacent disused public house. Nesting birds are likely to utilise the trees and hedges and possibly some of the buildings. There may be potential for reptiles and GCN may breed in nearby ponds.
BAP Priority Species	Not known. Brownfield sites can be important for invertebrates. Some potential for amphibans and reptiles on brownfield land.

Invasive Species	Retain existing boundary trees and central hedgerow running through site as an east to west internal corridor. Retain some elements of brownfield biodiversity on site (shrubs and developing grassland). Public access should be sought to Goose Common via TPO'ed woodland. Create access to Magdaelans road and Paddy's Park. Enhance access to River Ure e.g. street tree planting along North Road.
Notes	R10 2010 green. Station Hotel subject to separate planning application.

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion	Significant trees and hedgerows along the site boundaries and internally should be retained and protected. The site has developed some biodiversity value as brownfield land and elements of this habitat should be incorporated into the green infrastructure of the development e.g. as magnesian limestone grassland recreation and Suds wetland. There may be the opportunity to enhance the adjacent woodland for public access and to enhance green links to the River Ure and into town. Requires full updated ecological surveys.

Settlement: Ripon

Site: R26 (Auction Mart, Ripon)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps the proposed development site is in Flood Zone 2. We hold no recorded information of flooding on the site; nevertheless this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. However, I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. National guidance on the expected scale of reduction of peak discharge from brownfield sites is not clear. DEFRA's "Interim Code Of Practice For Sustainable Drainage Systems" says it is preferable for Brownfield solutions to provide similar run off characteristics to Greenfield Development (6.2.8). It is likely the vast proportion of this site is not positively drained to either sewer or watercourse; therefore, Harrogate Borough Council would seek Greenfield rates of discharge for any new development in its entirety via on site storage. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R27 (Laver Banks, Clotherholme Road, Ripon)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site situated to the south of Clotherholme Road between the road and the River Laver. Character Area LCA77: North Ripon Farmland
Landscape description	Area Description: A moderate to large-scale open and gently rolling landscape consisting of arable and pasture land. There are extensive views from higher ground. Fields are defined by managed hedgerows with the landscape interspersed with woodland blocks. The landscape is balanced with large open areas punctuated by farmsteads. Site Description: The site lies adjacent to Clotherholme Road and consists of two distinct areas including a fenced compound containing several single storey army operational buildings. An access track leading to a bridge over the River Laver separates the compound from the remaining area of the site to the northwest comprising of hard standing, rough grassland, woodland and scrub which continues along the River Laver
Existing urban edge	The site adjoins the Doublegates residential area to the east and recreational sports areas associated with the barrracks site to the north
Trees and hedges	Mixed area of deciduous/ coniferous plantation to the south west with areas of scrub regenaration in rough grassland. Areas of deciduous woodland to the south east. which continue into the SLA along the river corridor
Landscape and Green Belt designations	C9 Special Landscape Area C9i: Skell and Laver Valleys
Description of proposal for the site	Assume residential (assume 30+ dwellings per ha)
Physical Sensitivity	This part brownfield site contains built form which already extends the urban edge of Ripon to the north west and impacts on the adjoining character area.
Visual Sensitivity	The site gently rises from west to east as part of the River Laver valley side with long distance views out into the open countryside to the west and north west..
Anticipated landscape effects	Harsh industialised edge to the settlement could be enhanced by a more appropriate combination of built form and planting
Potential for mitigation and opportunities for enhancement	Enhancing existing woodland and grassland areas to extend qualities of the the Special Landscape Area into the site.
Likely level of landscape effects	Medium-scale adverse landscape affects within this urban setting which currently consists of part built form, woodland, woodland scrub and rough grassland; components of which could be of ecological importance. Mitigation planting should be provided to filter views into the development
Adjacent sites/cumulative impacts/benefits	R25 to the north. Should R5 also be developed, the combined area should be considered as one integrated unit to create a continuous robust edge to this part of Ripon.

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

Will it increase the quality and quantity of tree or woodland cover?
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	This is a large/medium site area that is important to the setting of Ripon from the west and north west which adjoins the SLA. Changes to the key characterisitics of this part urban site are likely to have some adverse impacts.The landscape has some capacity to accept the type of development proposed which should be limited to the frontage land along Clotherholme Road

Settlement: Ripon

Site: R27 (Laver Banks, Clotherholme Road, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None impacted.
Sites of Special Scientific Interest (SSSI)	Approx. 2km from Cow Myres SSSI.
SSSI Risk Zone	Natural England require consultation on residential development of 100 units or more for western part of site.
Sites of Importance for Nature Conservation (SINCs)	None impacted (parts of site may qualify as SINC). Ellington Banks SINC to north.
BAP Priority Habitats	Lowland Meadow (unimproved species-rich grassland), Woodland, (River Laver close by).
Phase 1 Survey Target Notes	Ripon P1HS TNs 9. 11 & 12.
Sward	Species-rich semi-improved or unimproved neutral-calcareous grassland - some short (presumably rabbit-grazed) other areas tall with developing scrub.
Trees and Hedges	Mixed plantation in SW quarter of site. Conifer. Small block of deciduous woodland in SE corner. Scrub developing over large parts of site.
Presence of Trees that Merit TPO	Mature deciduous trees on site may merit TPO protection.
Water/Wetland	River Laver approx. 100m to south west.
Slope and Aspect	Generally flat with undulations.
Buildings and Structures	Modern brick and sheet metal storage and utility buildings in NE corner. Bridge across disused pit.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 45 West Ripon Rivers Laver and Skell Confluence. Aim: • “To protect and enhance river corridor habitats and integrate with recreational use.” • “Promote appropriate woodland and tree management along the river corridor.”
Connectivity/Corridors	River Laver Green Infrastructure Corridor - links Cow Myres SSSI and Ellington Banks SINC into Paddy's Wood.
GI/SUDS Opportunities (for biodiversity)	Key areas of the site (to be identified through full ecological survey) should not be developed.
Protected Species	Nesting birds and bats likely to utilise woodland, trees and scrub on site.
BAP Priority Species	May support BAP invertebrates (e.g. moths).
Invasive Species	None known.
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Significant adverse effects on designated sites (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.	Red

Summary conclusion	The site supports important semi-natural habitats such as species-rich neutral grasslands, scrub and woodlands along the River Laver corridor. Species-rich neutral-calcareous grassland is a local and national priority habitat of high conservation importance. Key areas of the site (to be identified through full ecological survey) should not be developed and should be protected as green infrastructure (not necessarily as public open space) in association with an integrated strategy for the redevelopment of the adjacent barracks.

Settlement: Ripon

Site: R27 (Laver Banks, Clotherholme Road, Ripon)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. However, I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Drainage strategies for Brownfield areas should provide characteristics, which are similar to Greenfield behaviour, therefore surface water from currently developed areas should be reduced by a minimum 30% of existing peak flows. The drainage design for areas of the site that are not currently developed should be calculated using Greenfield rates (1.4l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change and surcharging the drainage system can be stored on site without risk to people or property and without increasing the restricted flow rates to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, on site storage requirements, existing peak flow rates, proposed peak flow rates, survey results showing existing drains/watercourses/sewers, outfall location and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R28 (Land at Little Studley Road, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None nearby.
Sites of Special Scientific Interest (SSSI)	Ripon Parks SSSI c. 600m to NNE.
SSSI Risk Zone	Natural England require consultation on development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	Little Studley Meadows c.150m to SE; Ripon Golf Course c. 500m to north.
BAP Priority Habitats	Hedgerows, Pond.
Phase 1 Survey Target Notes	Survey by E3 Ecology in 2012 (12/00592/FUL).
Sward	Coarse semi-improved grassland.
Trees and Hedges	Hedgerows to north & west, with some trees; part of young hedgerow along Little Studley Road is result of hedgerow replacement notice.
Presence of Trees that Merit TPO	Part of hedge along Little Studely Road has TPO.
Water/Wetland	Small pond onsite, another immediately to south (20m) - possibly gypsum sink holes.
Slope and Aspect	Slopes down from hill to east of site.
Buildings and Structures	None other than part of wall under hedge along Litttle Studley Road.
Natural Area	NCA 30: Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas,and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species. .
LCA and Relevant Guidance (for biodiversity)	LCA 77 North of Ripon Farmland - • “Encourage reinstatement of hedgerows and hedgerow trees.” • “Explore the potential for creation and management of magnesian limestone grassland in this area in accordance with the Harrogate District Biodiversity Action Plan.”
Connectivity/Corridors	Part of River Ure Regionally Important Green Infrastructure Corridor.
GI/SUDS Opportunities (for biodiversity)	Small extent of site and sensitive location, currently recovering from unauthorised development, makes on site enhancement in association with development very difficult to incorporate.
Protected Species	Sett under hedgerow just to east, GCN present in SINCs to S & N may be present onsite; Bats likely to forage along hedgerows; nesting birds in hedgerows.
BAP Priority Species	Common amphibian species likely to use the site.
Invasive Species	Recent planting of ornamental species on site.
Notes	Site damaged by recent activities (earth-moving, hedge-removal, tipping in pond).

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Significant adverse effects on designated sites (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.	Red

Summary conclusion	Confirmed and likely presence of protected species; sensitively situated adjacend to river Ure Corridor between SINCs and SSSI. Small extent of site, currently recovering from unauthorised development, would make effective on-site mitigation or enhancement difficult to incorporate.

Settlement: Ripon

Site: R28 (Land at Little Studley Road, Ripon)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Ripon

Site: R29 (Ash Grove Industrial Estate, Ripon)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	N/A
Topography and views	Site rises in stages from south to north. Buildings on the flat. Limited views into / out of site due to surrounding development and buildings on site. View to clock tower of Ripon Grammar School.
Landscape context	Site is part of a predominantly 20th century suburb. Green spaces are limited to front and rear gardens.
Grain of surrounding development	Site is surrounded by suburbia. Detached houses and bungalows in tightly packed lines along the street, closing off the street scene. Open plan or low walled front gardens, larger back gardens. Fairly low tree cover due to building density. Terraces at Ash Grove are the exception to this. Very long, narrow gardens to the rear of 5-21 (odd) Ash Grove.
Local building design	On site: rendered industrial sheds. Broad gabled forms. Single storey. Corrugated and slate roofs. Not locally distinctive. 1-24 Ash Grove: late C19th two storey terraced houses in long rows, but built incrementally. Brick with slate roofs. Simple gabled forms, but slight changes in angles to the terraces, as they follow the line of the street. Some bay windows (most modernised / replaced). Polychrome brickwork to a minority of the houses. Not locally distinctive due to degree of alteration. 26-48 Ash Grove: Late C20th brick houses in short terraces. Two storey. Pantile and artificial slate roofs. Simple gabled forms. Some polychrome brickwork. Porches and doorhoods. Not locally distinctive.
Features on site, and land use or features off site having immediate impact.	Small light industrial estate / site. Single storey elongated shed-like buildings in disrepair and unused/under- utlised,2 storey workshops, warehouse and motor repair garage, set in large areas of hardstanding, with large area of informal parking (unsurfaced) in northern half of site. Trees and hedge limited to boundaries with back gardens of dwellings, fences between and behind hedges. High hedge and tall trees along northern edge of site. Small green space by south eastern corner of site, contains a few trees. Cul-de-sac with vehicle entrance off Ash Grove.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
There is no Conservation Area, designated or local heritage asset.	Neutral

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
Site re-development provides an opportunity for high quality design.	Dark Green

Summary conclusion	Trees and hedges could be retained with minimal impact on the site yield. These generally screen the site from neighbouring dwellings. Two storey brick dwellings with a variety of forms – terraces, semi detached, detached. Central communal open space as the focal point to the site. No public open space in the vicinity of the site. Back gardens of new dwellings should interlock with the gardens that back onto the site.

Settlement: Ripon

Site: R29 (Ash Grove Industrial Estate, Ripon)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerow.
Phase 1 Survey Target Notes	None.
Sward	Small green space by SE corner of site. Majority of site light industrial/commercial site with eleemts of brownfield/ruderal flora.
Trees and Hedges	Trees and hedge limited to boundaries with back gardens of dwellings along N edge of site. Hedge along south and east. Some areas of scrub developing.
Presence of Trees that Merit TPO	Some of the mature boundary trees may merit TPO protection.
Water/Wetland	None on site but housing estate to east was developed on a marsh and floodzone extends to western edge of site.
Slope and Aspect	Site rises in stages from S to N.
Buildings and Structures	Prefabricated single storey commercial sheds with broad gabled forms. Corrugated and slate roofs.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	Urban - Not Applicable.
Connectivity/Corridors	Industrial estate surrounded by houses with small gardens, except small allotment plot to south.
GI/SUDS Opportunities (for biodiversity)	Existing boundary trees and hedges should be protected and retained. Redevelopment may offer scope for wildlife enhancement.
Protected Species	Nesting birds are likely to utilise the trees and hedges and possibly the buildings. Some foraging by bats.(Estrada Ecology, 2014).
BAP Priority Species	Not known.
Invasive Species	Himalayan balsam noted on site by WSP 2014.
Notes	14/03160/FULMAJ - appeal in progress, see DC comments.

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion	No ecological objections to redevelopment, providing that existing boundary trees and hedges are protected and retained. In order to compensate for the loss of brownfield flora and scrub, redevelopment should provide scope for wildlife enhancement through, for example, landscaping and the provision of bat and swift bricks.

Settlement: Ripon

Site: R29 (Ash Grove Industrial Estate, Ripon)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	Flooding problems have occurred due to inadequate capacity in the combined sewer that runs within the western boundary of this site. However, I believe that Yorkshire Water may have carried out works to address some of the capacity/drainage issues over recent years. During prolonged rainfall events floodwater has entered onto the site from the western boundary and details must be provided of how this flow is to be managed during such events ensuring damage to property is minimised. It is unlikely that the vast majority of the existing on-site roof/surface water drainage has a positive connection to a public sewer. No discharge to any existing on site ditch will be permitted. Soakaways cannot be used in central Ripon that has been identified as being at high risk from gypsum dissolution. Roof/surface water must discharge to the 300mm diameter public surface water sewer recorded in Kirby Road at a discharge rate acceptable to Yorkshire Water. All outline surface/roof water discharge proposals must be submitted to, and approved by the LPA/Yorkshire Water including on site attenuation requirements, rates of discharge, and outfall location before any planning consent is granted.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange